

City Council
July 27, 2015
Monday



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

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

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July August

- Monday 27th:** **CITY COUNCIL**
Worksession 4:00 p.m., Committee of the Whole 5:00 p.m.,
and Regular Meeting 6:00 p.m.
- Wednesday 29th:** **PUBLIC SAFETY BUILDING REVIEW COMMITTEE**
Meeting 5:30 p.m.
- Wednesday 5th:** **PLANNING COMMISSION**
Worksession 5:30 p.m. and Regular Meeting 6:30 p.m.
- Monday 10th:** **CITY COUNCIL**
Worksession 4:00 p.m., Committee of the Whole 5:00 p.m.,
and Regular Meeting 6:00 p.m.

Regular Meeting Schedule
City Council 2nd and 4th Mondays 6 p.m.
Library Advisory Board 1st Tuesday with the exception of January,
April, August and November 5:00 p.m.
Economic Development Advisory Commission 2nd Tuesday 6 p.m.
Parks and Recreation Advisory Commission 3rd Thursday with the exception of July,
December and January 5:30 p.m.
Planning Commission 1st and 3rd Wednesday 6:30 p.m.
Port and Harbor Advisory Commission 4th Wednesday 5 p.m. (May-August 6:00 p.m.)
Public Arts Committee Quarterly 2nd Thursday 5:00 p.m. Upstairs in the Conference Room
Permanent Fund Committee Quarterly 2nd Thursday 5:15 p.m.

MAYOR AND CITY COUNCILMEMBERS AND TERMS
BETH WYTHE, MAYOR – 16
FRANCIE ROBERTS, COUNCILMEMBER – 15
BRYAN ZAK, COUNCILMEMBER - 16
DAVID LEWIS, COUNCILMEMBER – 17
BEAUREGARD BURGESS, COUNCILMEMBER – 15
GUS VAN DYKE, COUNCILMEMBER – 16
CATRIONA REYNOLDS, COUNCILMEMBER – 17

City Manager, Katie Koester
City Attorney, Thomas F. Klinkner

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

HOMER CITY COUNCIL
491 E. PIONEER AVENUE
HOMER, ALASKA
www.cityofhomer-ak.gov



WORKSESSION
4:00 P.M. MONDAY
JULY 27, 2015
COWLES COUNCIL CHAMBERS

MAYOR BETH WYTHE
COUNCIL MEMBER FRANCIE ROBERTS
COUNCIL MEMBER DAVID LEWIS
COUNCIL MEMBER BRYAN ZAK
COUNCIL MEMBER BEAUREGARD BURGESS
COUNCIL MEMBER GUS VAN DYKE
COUNCIL MEMBER CATRIONA REYNOLDS
CITY ATTORNEY THOMAS KLINKNER
CITY MANAGER KATIE KOESTER
CITY CLERK JO JOHNSON

WORKSESSION AGENDA

- 1. CALL TO ORDER, 4:00 P.M.**
- 2. AGENDA APPROVAL** (Only those matters on the noticed agenda may be considered, pursuant to City Council's Operating Manual, pg. 5)
- 3. STRATEGIC DOING – R&M CONSULTANTS, INC. – DEEP WATER DOCK**

Memorandum 15-120 from City Manager, Re: Strategic Doing Update **Page 7**
Memorandum 15-121 from City Planner, Re: General Commercial 1 Land Availability **Page 17**
- 4. COMMENTS OF THE AUDIENCE**
- 5. ADJOURNMENT NO LATER THAN 4:50 P.M.**
Next Regular Meeting is Monday, August 10, 2015 at 6:00 p.m., Committee of the Whole 5:00 p.m., and a Worksession 4:00 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.



City of Homer

www.cityofhomer-ak.gov

Office of the City Manager

491 East Pioneer Avenue
Homer, Alaska 99603

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Memorandum 15-120 Strategic Doing Update

TO: Mayor Wythe and Homer City Council
FROM: Katie Koester, City Manager
DATE: July 27, 2015
SUBJECT: Strategic Doing Update

The purpose of this memo is to update the Council on Strategic Doing priorities since the May 11 Strategic Doing work session.

Support staging areas for large development projects:

R&M Consultants, Inc., who have been hired to perform the Deep Water Dock feasibility study are working on a report for the City that inventories both City and private space that could be potentially used as lay down in the event of a large development project (such as AKLNG).

Public Works Director Meyer has been working on a brochure detailing the strengths and assets of the City of Homer for potential projects. This informational piece can be used to hand to project managers to give them a flavor for Homer. A draft of the text is attached. R&M Consultants will be turning this material into a flashy handout with pictures.

Along similar lines, the Planning Commission has been asked to look at expanding General Commercial 1 (GC1) zoning. Ocean Drive is an example of GC1 zoning where business is the primary focus. Minimum lot size is 10,000 sf. See Memorandum 15-121 from City Planner Abboud summarizing the conversation at the Planning Commission.

Improve Energy Efficiency in City Facilities

Councilmember Burgess asked that staff look into alternative energy that can be installed on City facilities to supplement grid energy usage with a return on investment of 5 years or less. I met with Tom Taffe and Kamran Vasseghi recently to discuss alternative energy (streetlights, wind turbines, solar panels, fuel cell technology). Mr. Taffe and Mr. Vasseghi represent one of the many companies that sell alternative energy products. At this point, Public Works has provided them with the spreadsheet of energy usage on City facilities. This is pretty much the data in its raw form, to provide companies with complete information that can be used to make an accurate assessment of city facilities is fairly time consuming. My approach is to see if the analysis from Mr. Taffe and Mr. Vasseghi returns anything promising (return on investment of 5 years or less). If so, I would bring a request for proposal to Council to proceed with an RFP to cast a wide net for potential improvements. I am hesitant to lead with a RFP at

this time of year because it would involve collecting information and specs by Public Works during a very busy time of year.

The City has a revolving loan fund for energy efficiency improvements the energy improvements could be billed to, current balance is \$293,058. See attached spread sheet: Revolving Energy Fund for detail.

Enact a Sewer Inflow Reduction Program

Inflow and Infiltration (I&I) refers to situations where people are dumping more water into the sewer system than what comes out of household use. This could be sump pumps that pump ground water into the sewer or gutters that direct water into the city sewer system. In the end it represents additional strain on the sewer treatment system processing water that does not need to be processed. Public Works Director Meyer recommends four steps to improving I&I.

- 1) Revise code to be able to enforce I&I violations. (Public Works will look into what other municipalities are doing this fall and bring the Council recommendations. The City will need to look carefully at enforcement options and keep our limited enforcement capability in mind)
- 2) Initiate an education campaign focusing on new development
- 3) Enforcement: Make an example out of someone
- 4) Ongoing inspection as homes are connected to water and sewer

Expand the Deep Water Dock

R&M Consultants has been busy working on the feasibility study for the DWD expansion. They will be giving you a preliminary report at the Council meeting. Early indications are that, barring short term projects, there may not be enough demand for Deep Water Dock expansion to justify the significant expense. Shipping companies interviewed maintain they have an established distribution system and would be reluctant to change that. Of course there is much more work to be done before we can come to a no-build conclusion. However, the City received \$1,000,000 in 2010 from the Legislature to contribute towards this project. These funds have significantly less strings attached than the \$1.7 million of Federal funds that are currently being spent on the project. The original plan was that the City would use the \$1 million for design, environmental work, and leveraging other funds (ineligible expenses for the federal dollars). However, the City has already had to ask for an extension from the State to spend these funds (the grant lapsed this year). We were able to make a very good argument for the extension given the heartache a MOU has been. Nevertheless, with the current funding climate in Juneau I think it is dangerous to ask for a second extension. I also think it is unwise to ask for a re-appropriation. The Harbor wants to find an effective way to use these funds to serve existing customers and bring new business in. My recommendation is to work of finding such a project that meets the scope of the original agreement and produces some tangible benefits for users of the Deep Water Dock. During the course of the interviews with stakeholders, we have been getting feedback that a secure, fenced in staging area uplands (chip pad) would be very useful. However, uplands improvements may be quite

a stretch for the grant. I would like to take a couple of suggestions to the State and feel out what our options are.

Enc:

Text for Homer Harbor/Homer Spit Marine Support Infrastructure Brochure

Memorandum 15-121 General Commercial 1 Land Availability

Spread Sheet on Revolving Energy Fund

Any supporting documentation from R&M

Homer Harbor/Homer Spit Marine Support Infrastructure

Dock Capacity – Homer has two docks; the *Pioneer Dock* and the *Deep Water Dock* (see the attached map for locations). These two docks are located on the Homer Spit and enjoy the protection that Kachemak Bay offers including ice-free operations.

PIONEER DOCK

The Pioneer Dock provides berthing for the Coast Guard vessel “Hickory” and the Alaska State Ferry vessels “M/V Tustumena” and “M/V Kennicott”. Although the dock is designed to provide roll-on/roll-off capabilities; the use of the dock by the USCG and ADOT/PF limits to some extent access to the face of the dock. Berthing of other vessels requires coordination with the primary users of the dock. Fuel barges use this dock to deliver fuel to the Petro Marine Fuel tank farm near the end of the Spit. Water and fuel can be supplied to and wastewater can be offloaded from vessels berthed at this dock.

The Pioneer Dock face is 468’ long; working dock width is 38’. Water depth at the face is 40’ (at MLLW). Two breasting dolphins and a mooring dolphin exist south of the dock which will accommodate the berthing of a 750’ vessel (80,000 displacement tons). The dock has a “U” shaped configuration with two trestles; the east trestle is 294’ long and has a working width of 28’; the west trestle is 378’ long and has a working width of 26’. The Pioneer Dock is designed to support a uniform live load of 500 psf. The dock can support an AASHTO HS25-44 truck, a 45 ton fork lift, and a 140 ton truck crane. The allowable fender energy is 233 ft-kips per fender and the maximum allowable dolphin line pull is 70 tons.

DEEP WATER DOCK

Homer Dock Characteristics		
	Deep Water	Pioneer
length	340'	468'
width	38	38'
max vessel length	800'	750'
live load	250 psf	500 psf

The City is in the process of completing a Deep Water Dock Expansion feasibility study that will result in increased capabilities. The current Deep Water Dock supports the berthing of most of the commercial and industrial vessel landings in Homer Harbor. The dozen or so cruise ships that visit Homer each year berth at this dock. Security is provided with fencing, gate and guard shack (level of security meets 33 CFR 105 requirements for a regulated facility).

The front face of the existing Deep Water Dock is 340’ long. Water depth at the front face is 40’ (at MLLW). Vessels can also berth on the back side of the dock where the berthing length is 240’. 240’ of the dock face has a working width of 38’; the remaining 100’ has a 112’ wide working dock width. Water can be supplied to vessels berth at this dock. A 5 ton crane is available on the dock to service the back side dock face.

Two breasting dolphins and a mooring buoy south of the dock and a breasting dolphin and mooring buoy north of the dock will accommodate the berthing of an 800’ vessel (65,000 displacement tons). A single 525’ long trestle (22’ working width) provides access to the dock face.

Other Harbor Capabilities – Other harbor facilities include the Small Boat Harbor, the Fish Dock (with 8 public access cranes) and associated ice plant (200 ton storage, 100 ton per day food grade flake production), a 5-lane load and launch ramp, a wood grid, a steel grid and the barge ramp.

Anchorage for large vessels is available in the protected waters of Kachemak Bay (east of the Spit) – the Port of Refuge for the lower Cook Inlet.

The 49 acre Small Boat Harbor basin contains 920 reserve slips (accommodating up to 85' boats) and 6000' of transient moorage (accommodating up to 150' LOA). Water is available to most slips and transient moorage. Power is available to large vessel transient moorage. The commercial barge ramp, located inside the Small Boat Harbor, can serve a 50' x 160' barge.

English Bay Native Corporation operates a barge basin, 280' sheet pile dock, storage yard, heliport, and heated storage facilities on the Spit. The attached map shows the location of these facilities. North Star Stevedores operate out of this facility and provide support to marine activities (line handling, material loading/off-loading, etc.) at their site and at the City harbor facilities. Equipment available at this facility includes a 140 ton truck crane and a 31 ton fork lift.

Laydown/Staging Area Capabilities – Lay-down/Staging areas available on the Spit are substantial. The City owns 15 acres of property suitable for this purpose. In addition, the English Bay Native Corporation facility has over 30 acres of land suitable for laydown and staging operations. These areas are highlighted on the attached map. Additional storage facilities are available off the Spit.

Fueling Capabilities – Petro Marine operates a fuel tank farm at the end of the Spit with the capacity to store 2M gallons of #2 diesel, gasoline, aviation gas and jet diesel. The Petro Marine facility also stockpiles commercial quantities of marine lubrication products.

Vessels can take on fuel at the Pioneer dock at a rate of 250 gallons gpm (15,000 gph). Currently, vessels at the Deep Water Dock can be fueled by truck. The planned expansion of the Deep Water Dock will provide for fueling capabilities similar to that currently provided at the Pioneer Dock.

Water Availability – The City of Homer operates a membrane ultra-filtration water treatment plant that can produce 2 million gallons per day. A 12"-18" water transmission main delivers drinking water to the harbor facilities. A 750,000 gallon water storage tank is located at the end of the Spit.

Currently, the City can deliver drinking water to a vessel, at either dock, at a rate of 1500 gallons per min (or 1M-1.5M gallons per day). With relatively minor additions at the water treatment plant, a long term customer could be in a position to receive 2.5M-3M gallons of water per day.

Sewage Collection Capability – Currently, the City provides sanitary sewer service to all facilities on the Spit. The Pioneer Dock is the only location where vessels can discharge wastewater. The planned expansion of the Deep Water Dock will provide for wastewater discharges at this facility. The City's sewer treatment plant and the wastewater collection system that serves the Spit have reserve capacity to accept and treat an additional 500,000 gpd.

Vessel Maintenance and Repair – Large shallow draft vessels are hauled out utilizing pneumatic air bags for repair and maintenance on a gravel pad just north of the Fishing Hole. A strong and vibrant marine trades industry exists in Homer (welders, electricians, communications, etc.) to support vessel repair work and routine maintenance.

In-water repair and inspections can be accommodated at either of the two docks.

Other Marine Support Facilities – Three major trucking companies operate out of Homer- Carlile, Lynden, and Air Land. Kachemak Gear Shed provides commercial retail support to the marine industry.

Other City Infrastructure –

Airport – The Homer Airport is operated by the State of Alaska. The terminal is operated by the City of Homer. A 6700 linear foot paved runway, heliport, tie-down areas, leased hangers and a full range of aviation support facilities are available.

Hospital – Homer is served by the South Peninsula Hospital. South Peninsula Hospital is a full-service hospital that provides a wide range of general and specialty services. The newly constructed and remodeled areas of the hospital provide first-rate services in a state-of-the-art facility. This home-like, healing environment, combined with the best in medical expertise and technology allows patients to receive the comprehensive care they need close to home.

Police/ Fire – The City of Homer provides police and fire protection for the community. Homer Public Works operates and maintains water mains, fire hydrants, and water storage tanks on the Spit to support firefighting activities should they be necessary.

Harbor Security – The Harbor is provided 24 hour – 7 days a week security by Homer harbor officers.

See attached map of the Homer Spit (11 x 17 aerial photo) showing location and extent of facilities discussed above.

Contacts:

Homer Harbormaster
Bryan Hawkins
(907) 235-3160

Public Works Department
Carey Meyer
(907) 235-3170

Homer Marine Trades Association
www.homermarinetrades.com

North Star Terminal & Stevedore Company
Wayne Barrowcliff
(907) 235-6008

Revolving Energy Fund (Created by Ordinance 10-14)

Fund 620 Transfer to Revolving Energy Fund A/C 620-0375-4902

	Airport HVAC Improvement	Airport Terminal Lighting	Police Station Lighting Upgrade	Police Station HVAC Improvements	Public Works Piping Insulation	Raw Water Pump Station Motor Upgrade	Sewer Treatment Plant Lighting Upgrade	Sewer Treatment Plant Lagoon Solar Aerat	Sewer Treatment Plant Pump Motor Upgrade	Homer Harbor Lighting	
Transfer from	100-0149	100-0149	100-0160	100-0160	100-0170	200-0400	200-0500	200-0500	200-0500	400-0600	Total
Loan Amount	\$ 22	\$ 85,631	\$ 121	\$ 21	\$ 1,064	\$ 6,284	\$ 65,318	\$ 103,953	\$ 1,350	\$ 29,294	\$ 293,058
Payback Schedule	1.4	8.1	6.0	6.2	8.1	13.4	8.6	8.7	4.7	8.9	
FY 2012	22.00	10,571.73	121.00	21.00	131.36	468.96	7,595.12	11,948.62	287.23	3,291.46	34,458.47
FY 2013		10,571.73			131.36	468.96	7,595.12	11,948.62	287.23	3,291.46	34,294.47
FY 2014		10,571.73			131.36	468.96	7,595.12	11,948.62	287.23	3,291.46	34,294.47
FY 2015		10,571.73			131.36	468.96	7,595.12	11,948.62	287.23	3,291.46	34,294.47
FY 2016		10,571.73			131.36	468.96	7,595.12	11,948.62	201.06	3,291.46	34,208.30
FY 2017		10,571.73			131.36	468.96	7,595.12	11,948.62		3,291.46	34,007.24
FY 2018		10,571.73			131.36	468.96	7,595.12	11,948.62		3,291.46	34,007.24
FY 2019		10,571.73			131.36	468.96	7,595.12	11,948.62		3,291.46	34,007.24
FY 2020		1,057.17			13.14	468.96	4,557.07	8,364.03		2,962.31	17,422.68
FY 2021						468.96					468.96
FY 2022						468.96					468.96
FY 2023						468.96					468.96
FY 2024						468.96					468.96
FY 2025						187.58					187.58
Total Payback	22.00	85,631.00	121.00	21.00	1,064.00	6,284.00	65,318.00	103,953.00	1,350.00	29,294.00	293,058.00
Loan Balance	0	0	0	0	0	0	0	0	0	0	\$ -

<u>Fund Balance</u>	<u>Beginning Bal.</u>	<u>Change In Net Asset</u>	<u>Ending Bal.</u>
FY 2010	-	315,691.00	315,691.00
FY 2011	315,691.00	(315,000.00)	691.00
FY 2012	691.00	34,458.47	35,149.47
FY 2013	35,149.47	34,294.47	69,443.95
FY 2014	69,443.95	34,294.47	103,738.42
FY 2015	103,738.42	34,294.47	138,032.89
FY 2016	138,032.89	34,208.30	172,241.20
FY 2017	172,241.20	34,007.24	206,248.44
FY 2018	206,248.44	34,007.24	240,255.68
FY 2019	240,255.68	34,007.24	274,262.91
FY 2020	274,262.91	17,422.68	291,685.60
FY 2021	291,685.60	468.96	292,154.55
FY 2022	292,154.55	468.96	292,623.51
FY 2023	292,623.51	468.96	293,092.46
FY 2024	293,092.46	468.96	293,561.42
FY 2025	293,561.42	187.58	293,749.00
			691.00

<u>Payback to Depreciation Reserve Funds:</u>				
<u>Transfer from</u>	<u>200-0400</u>	<u>200-0500</u>	<u>400-0600</u>	
<u>Years to Payback</u>	13.4	8.7	8.9	
FY 2012	12,397.70	786.55	14,252.00	
FY 2013	12,397.70	786.55	14,252.00	
FY 2014	12,397.70	786.55	14,252.00	
FY 2015	12,397.70	786.55	14,252.00	
FY 2016	12,397.70	786.55	520.00	
FY 2017	12,397.70	786.55		
FY 2018	12,397.70	786.55		
FY 2019	12,397.70	786.55		
FY 2020	12,397.70	550.60		
FY 2021	12,397.70			
FY 2022	12,397.70			
FY 2023	12,397.70			
FY 2024	12,397.70			
FY 2025	4,918.90			
Total	166,089.00	6,843.00	57,528.00	
Transfer to	256-0378	256-0379	456-0380	



City of Homer

www.cityofhomer-ak.gov

Planning

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Homer, Alaska 99603

Planning@ci.homer.ak.us

(p) 907-235-3106

(f) 907-235-3118

Memorandum 15-121

TO: MAYOR WYTHE AND HOMER CITY COUNCIL
THROUGH KATIE KOESTER, CITY MANAGER
FROM: RICK ABBOUD, CITY PLANNER
DATE: JULY 22, 2015
SUBJECT: GENERAL COMMERCIAL 1 LAND AVAILABILITY

The Planning Commission discussed the General Commercial 1 District (GC1). Staff has broken down exactly how many lots are available for activities and their current status. Staff has also had discussions with realtors about the demand for GC1 land. Many of the activities allowed in GC1 may be allowed in other commercial districts. East End Mixed Use District provides a place to accommodate uses that require a larger area and the General Commercial 2 District provides an area for heavy industrial and commercial uses. What makes GC1 unique is the proximity to arterials and transportation centers. Additionally, land near Ocean Drive has access to a full complement of utilities and infrastructure.

While supply is constrained, demand is limited. There is some opportunity for development, the largest being the site of the farmers market, that comes at a high price. Many of the 'vacant' lots are being used to support a business site on adjoining parcels. The Planning Commission was unable to confirm a defined demand for additional opportunities in the GC1 District.

The minutes of the Planning Commission meeting included several points of the discussion.

- *There is GC1 land but it is expensive and hard to create something that will make money year round*
- *There isn't any place to expand it to but could designate another area as GC1*
- *There are places to build businesses in Homer*
- *If another area is designated, what would be displaced*
- *When it has been proposed in other areas, property owners have objected to it*
- *Amending the sign ordinance would help business owners*
- *There isn't any place to go, we have to create a new GC1 and take it from someplace else*

HOMER CITY COUNCIL
491 E. PIONEER AVENUE
HOMER, ALASKA
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COMMITTEE OF THE WHOLE
5:00 P.M. MONDAY
JULY 27, 2015
COWLES COUNCIL CHAMBERS

MAYOR BETH WYTHE
COUNCIL MEMBER FRANCIE ROBERTS
COUNCIL MEMBER DAVID LEWIS
COUNCIL MEMBER BRYAN ZAK
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CITY ATTORNEY THOMAS KLINKNER
CITY MANAGER KATIE KOESTER
CITY CLERK JO JOHNSON

COMMITTEE OF THE WHOLE AGENDA

1. **CALL TO ORDER, 5:00 P.M.**
2. **AGENDA APPROVAL** (Only those matters on the noticed agenda may be considered, pursuant to City Council's Operating Manual, pg. 6)
3. **Ordinance 15-19(A)**, An Ordinance of the Homer City Council, Amending Homer City Code Chapter 9.16 to Revise HCC 9.16.040, HCC 9.16.100, and Add HCC 9.16.110 Repealing the Seasonal Sales Tax Exemption as Applied to Certain Categories of Nonprepared Foods, Including But Not Limited to Cakes, Cookies, Ice Cream, Candy, and Chips. Lewis. Introduction June 15, 2015, Public Hearing and Second Reading June 29, 2015. Reconsidered by Councilmember Roberts June 29, 2015. **Page 35**
4. **CONSENT AGENDA**
5. **REGULAR MEETING AGENDA**
6. **COMMENTS OF THE AUDIENCE**
7. **ADJOURNMENT NO LATER THAN 5:50 P.M.**
Next Regular Meeting is Monday, August 10, 2015 at 6:00 p.m., Committee of the Whole 5:00 p.m., and a Worksession 4:00 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

CALL TO ORDER
PLEDGE OF ALLEGIANCE
AGENDA APPROVAL

HOMER CITY COUNCIL
491 E. PIONEER AVENUE
HOMER, ALASKA
www.cityofhomer-ak.gov



REGULAR MEETING
6:00 P.M. MONDAY
JULY 27, 2015
COWLES COUNCIL CHAMBERS

MAYOR BETH WYTHE
COUNCIL MEMBER FRANCIE ROBERTS
COUNCIL MEMBER DAVID LEWIS
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CITY MANAGER KATIE KOESTER
CITY CLERK JO JOHNSON

REGULAR MEETING AGENDA

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

1. CALL TO ORDER, PLEDGE OF ALLEGIANCE

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

2. AGENDA APPROVAL

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

3. PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA

4. RECONSIDERATION

A. **Ordinance 15-19(A)**, An Ordinance of the Homer City Council, Amending Homer City Code Chapter 9.16 to Revise HCC 9.16.040, HCC 9.16.100, and Add HCC 9.16.110 Repealing the Seasonal Sales Tax Exemption as Applied to Certain Categories of Nonprepared Foods, Including But Not Limited to Cakes, Cookies, Ice Cream, Candy, and Chips. Lewis. Introduction June 15, 2015, Public Hearing and Second Reading June 29, 2015. Reconsidered by Councilmember Roberts June 29, 2015. **Page 35**

5. CONSENT AGENDA

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

- A. Homer City Council unapproved Regular meeting minutes of June 29, 2015. City Clerk. Recommend adoption. **Page 57**
- B. **Memorandum 15-109**, from Mayor, Re: Appointment of Lindianne Sarno to the Cannabis Advisory Commission. **Page 79**
- C. **Ordinance 15-26**, An Ordinance of the City Council of Homer, Alaska, Accepting and Appropriating a State of Alaska Public Library Assistance Grant for FY 2016 in the Amount of \$6,650 for Books and Library Materials, and Authorizing the City Manager to Execute the Appropriate Documents. City Manager/Library Director. Recommended dates: Introduction July 27, 2015, Public Hearing and Second Reading August 10, 2015. **Page 83**
Memorandum 15-114 from Library Director as backup. **Page 87**
- D. **Ordinance 15-28**, An Ordinance of the Homer City Council Repealing and Reenacting Homer City Code Chapter 18.12, Municipal Property Sales, Regarding the Methods and Procedure for Disposing of Interests in Real Property Owned by the City. City Manager. Recommended dates: Introduction July 27, 2015, Public Hearing and Second Reading August 10, 2015. **Page 97**
Memorandum 15-123 from City Manager as backup. **Page 103**
- E. **Resolution 15-057**, A Resolution of the Homer City Council Awarding the Contract for the Waste Water Treatment Plant Clarifier Flight Refurbishment Project to the Firm of Metalizing, Inc. of Kenai, Alaska, in the Amount of \$22,863 and Authorizing the City Manager to Execute the Appropriate Documents. City Manager/Public Works Director. Recommend adoption. **Page 105**
Memorandum 15-111 from Public Works Director as backup. **Page 107**
- F. **Resolution 15-058**, A Resolution of the Homer City Council Awarding the Contract for the Old Town Speed Hump Installation Project to the Firm of Gregoire Construction of Homer, Alaska, in the Amount of \$13,440 and Authorizing the City Manager to Execute the Appropriate Documents. City Manager/Public Works Director. Recommend adoption. **Page 109**
Memorandum 15-112 from Public Works Director as backup. **Page 111**

- G. **Resolution 15-059**, A Resolution of the City Council of Homer, Alaska, Awarding the Contract for an Insurance Benefit Broker and Consulting Services to the Firm of Wells Fargo Insurance Services USA, Inc. of Seattle, Washington, in the Amount of \$25,000 Annually for a Three-Year Term and Authorizing the City Manager to Execute the Appropriate Documents. City Manager. Recommend adoption. **Page 113**

Memorandum 15-113 from Personnel Director as backup. **Page 115**

- H. **Resolution 15-060**, A Resolution of the Homer City Council Awarding a Sole Source Contract for the Public Works Storage Shed Foundation Installation to the Firm of Techno Metal Post Alaska of Homer, Alaska, in the Amount of \$25,063 and Authorizing the City Manager to Execute the Appropriate Documents. City Manager/Public Works Director. Recommend adoption. **Page 135**

- I. **Resolution 15-062**, A Resolution of the City Council of Homer, Alaska, Urging the Alaska Congressional Delegation to Engage in Negotiations With the U.S. Navy to Change Training Exercises in the Gulf of Alaska. Lewis. Recommend adoption.

Page 137

- J. **Resolution 15-064**, A Resolution of the City Council of Homer, Alaska, Supporting the Inclusion of City-Owned Property in Beluga Slough Into the Eastern Hemisphere Shorebird Reserve With the Exception of the Public Works Complex. Lewis. Recommend adoption.

Page 139

Memorandum 15-115 from Deputy City Planner as backup. **Page 141**

- K. **Resolution 15-065**, A Resolution of the City Council of Homer, Alaska, Supporting Responsible Dog Ownership by Installing Dog Waste Bag Dispensers at Public Buildings, Trails and Parks, and Encouraging Other Agencies and Businesses to Do the Same, and by Purchasing Individual Dog Waste Bag Dispensers to Provide to the Public and Encourage Local Businesses to Stock Baggie Supplies and Dispensers. Roberts. Recommend adoption.

Page 151

Memorandum 15-116 from Deputy City Planner as backup. **Page 153**

- L. **Resolution 15-066**, A Resolution of the Homer City Council Establishing Conditions Under Which Benefitted Property Owners Will Be Allowed to Connect to the Proposed Kachemak Drive and Shellfish Avenue/South Slope Drive Water Mains Being Installed

as Part of Homer Water Storage/Distribution Improvements (Phase I). City Manager/Public Works Director. Recommend adoption. **Page 155**

Memorandum 15-117 from Public Works Director as backup. **Page 157**

M. **Resolution 15-067**, A Resolution of the Homer City Council Accepting an ADEC Municipal Matching Grant (MMG #40909) for the Water Storage and Distribution Improvement Project (Phase I), Accepting the Responsibility to Operate and Maintain the Improvement, Agreeing to the Terms and Conditions of the Grant, and Authorizing the City Manager to Execute the Appropriate Documents. City Manager/Public Works Director. Recommend adoption. **Page 159**

N. **Memorandum 15-118**, from Finance Director and Public Works Director, Re: Water and Sewer Rate Recommendations for 2015. **Page 161**

6. VISITORS

A. Blue Crest Energy, Inc. - 10 minutes **Page 169**

7. ANNOUNCEMENTS/PRESENTATIONS/BOROUGH REPORT/COMMISSION REPORTS

A. **Mayor's Proclamation**, Hospice of Homer Day - August 8, 2015 and Hospice of Homer Week - August 2 - 8, 2015 **Page 183**

B. Borough Report

C. Commissions/Board Reports:

1. Library Advisory Board

2. Homer Advisory Planning Commission

a. Minutes of June 17, 2015 **Page 185**

3. Economic Development Advisory Commission

a. Memorandum 15-097 from Deputy City Clerk, Re: Recommendation Regarding Affordable Housing **Page 193**

b. Memorandum 15-099 from Deputy City Clerk, Re: Recommendation Regarding Special Assessment Districts Levy of Assessment After Subdivision **Page 229**

4. Parks and Recreation Advisory Commission
5. Port and Harbor Advisory Commission
6. Cannabis Advisory Commission

8. PUBLIC HEARING(S)

- A. **Ordinance 15-08(S)**, An Ordinance of the Homer City Council Amending Subsection (C) of Homer City Code 21.50.020, Site Development Standards – Level One, and Subsection (A) of Homer City Code 21.50.030, Site Development Standards – Level Two, to Require Revegetation of Exposed, Cleared, Filled and Disturbed Soils by August 31st or Within 9 Months, Whichever Comes First. City Manager/Planning. Introduction April 13, 2015, Referred to Planning Commission April 13, 2015, Public Hearing and Second Reading July 27, 2015. **Page 245**

Memorandums 15-048 and 15-098 from City Planner as backup. **Page 251/253**

- B. **Ordinance 15-20**, An Ordinance of the City Council of Homer, Alaska, Accepting and Appropriating an Alaska Department of Environmental Conservation Municipal Matching Grant in the Amount of \$1,922,577 and Authorizing a 30% Matching Requirement From the Homer Accelerated Water And Sewer Fund (HAWSP) in the Amount of \$576,773.10 for the Purpose of Completing the Water Distribution/Storage Improvement Project and Authorizing the City Manager to Execute the Appropriate Documents. City Manager/Public Works Director. Introduction June 29, 2015, Public Hearing and Second Reading July 27, 2015. **Page 255**

- C. **Ordinance 15-23**, An Ordinance of the Homer City Council Amending Homer City Code 21.40.070, Requirements, Regarding Standards for Impervious Coverage in the Bridge Creek Watershed Protection District. Planning. Introduction June 29, 2015, Public Hearing and Second Reading July 27, 2015. **Page 261**

Memorandum 15-100 from City Planner as backup. **Page 265**

- D. **Ordinance 15-24**, An Ordinance of the Homer City Council Enacting HCC 2.52.080, Correctional Officer Qualifications, Regarding the Qualification and Certification of City Correctional Officers. City Manager. Introduction June 29, 2015, Public Hearing and Second Reading July 27, 2015. **Page 269**

Memorandum 15-090 from Police Chief as backup. **Page 273**

- E. **Ordinance 15-25**, An Ordinance of the City Council of Homer, Alaska, Re-Appropriating the 2003 Allocation From the Alaska Department of Community and Economic Development as Fisheries Revitalization Aid for the Purpose of Refurbishing a Fish Dock Crane. City Manager/Port and Harbor Director. Introduction June 29, 2015, Public Hearing and Second Reading July 27, 2015. **Page 275**

Memorandum 15-089 from Port and Harbor Director as backup. **Page 283**

- F. **Resolution 15-061**, A Resolution of the City Council of Homer, Alaska, Selecting Option A as the Preferred Alternative for Waddell Way Road Improvements. City Manager. **Page 291**

Memorandum 15-106 from Planning Commission as backup. **Page 293**

9. **ORDINANCE(S)**

If reconsidered:

- A. **Ordinance 15-19(A)**, An Ordinance of the Homer City Council, Amending Homer City Code Chapter 9.16 to Revise HCC 9.16.040, HCC 9.16.100, and Add HCC 9.16.110 Repealing the Seasonal Sales Tax Exemption as Applied to Certain Categories of Nonprepared Foods, Including But Not Limited to Cakes, Cookies, Ice Cream, Candy, and Chips. Lewis. Introduction June 15, 2015, Public Hearing and Second Reading June 29, 2015. Reconsidered by Councilmember Roberts June 29, 2015. **Page 35**
- B. **Ordinance 15-27**, An Ordinance of the City Council of Homer, Alaska, Providing a Procedure for the Council to Consider Whether to Exclude Certain Properties From the Homer Natural Gas Distribution Special Assessment District. Burgess. Recommended dates: Introduction July 27, 2015, Public Hearing and Second Reading August 10, 2015. **Page 305**

10. **CITY MANAGER'S REPORT**

- A. City Manager's Report **Page 355**
1. Memorandum 15-123 from Public Works Superintendent, Re: Dump Truck Replacement **Page 369**
 2. Memorandum 15-122 from Public Works Director, Re: Update – Cost Savings for City Buildings Switch to Natural Gas **Page 371**
- B. Bid Report **Page 377**

11. CITY ATTORNEY REPORT

- A. City Attorney Report – June 2015 **Page 381**

12. COMMITTEE REPORT

- A. Public Arts Committee
B. Permanent Fund Committee
C. Employee Committee Report
D. Public Safety Building Review Committee
E. Vessel Haul-Out Task Force

13. PENDING BUSINESS

- A. **Ordinance 15-18(S)**, An Ordinance of the City Council of Homer, Alaska, Amending the FY 2015 Capital Budget by Appropriating \$621,500 From the General Fund Fund Balance to the Public Safety Building Project Account to Fund the New Public Safety Building to 35% Design. Mayor. Introduction May 26, 2015, Public Hearing June 29, 2015, Second Reading July 27, 2015. **Page 387**

Ordinance 15-18(S-2), An Ordinance of the City Council of Homer, Alaska, Amending the FY 2015 Capital Budget by Appropriating \$355,000 From the General Fund Fund Balance to the Public Safety Building Project Account to Fund the New Public Safety Building to Modified 35% Design. **Page 393**

Memorandum 15-007 from Public Safety Building Review Committee as backup. **Page 397**

Memorandum 15-074 from City Manager as backup. **Page 403**

Memorandum 15-124 from Public Safety Building Design Team and Public Works Director as backup. **Page 405**

14. NEW BUSINESS

- A. **Memorandum 15-110**, from City Clerk, Re: Deferred Assessment for Youngblood, Leasure, Conroy, and Petrosius for the Homer Natural Gas Special Assessment District. **Page 425**

15. RESOLUTIONS

- A. **Resolution 15-056**, A Resolution of the City Council of Homer, Alaska, Noting the Insufficiency of the Petition for Mattox, Virginia Lyn, Fritz Subdivision Road Reconstruction and Paving Special Assessment District. City Clerk. **Page 445**
- B. **Resolution 15-063**, A Resolution of the Homer City Council Authorizing Deferred Assessments to the Homer Natural Gas Distribution Special Assessment District for Lots That Were Split as a Result of the Construction of Kachemak Drive. Van Dyke. **Page 467**
- Memorandum 15-119 from City Manager as backup. **Page 469**

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

Next Regular Meeting is Monday, August 10, 2015 at 6:00 p.m., Committee of the Whole 5:00 p.m., and a Worksession 4:00 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PUBLIC COMMENTS
UPON MATTERS
ALREADY ON THE AGENDA

RECONSIDERATION

ORDINANCE REFERENCE SHEET
2015 ORDINANCE
ORDINANCE 15-19

An Ordinance of the Homer City Council, Amending Homer City Code Chapter 9.16 to Revise HCC 9.16.040, HCC 9.16.100, and Add HCC 9.16.110 Repealing the Seasonal Sales Tax Exemption as Applied to Certain Categories of Nonprepared Foods, Including But Not Limited to Cakes, Cookies, Ice Cream, Candy, Chips, and Frozen Pizzas.

Sponsor: Lewis

1. City Council Special Meeting June 15, 2015 Introduction
 - a. Kenai Peninsula Borough Ordinance 2008-28
 - b. Ordinance 08-32(S)(A-2)
 - c. Kenai Peninsula Borough Initiative Ordinance 2008-01

2. City Council Special Meeting June 29, 2015 Public Hearing and Second Reading
 - a. Kenai Peninsula Borough Ordinance 2008-28
 - b. Ordinance 08-32(S)(A-2)
 - c. Kenai Peninsula Borough Initiative Ordinance 2008-01
 - d. Taxable Non-Prepared Food Items Study of 12 States by Barb Brodowski

3. City Council Regular Meeting July 27, 2015 Reconsideration and Second Reading
 - a. Kenai Peninsula Borough Ordinance 2008-28
 - b. Ordinance 08-32(S)(A-2)
 - c. Kenai Peninsula Borough Initiative Ordinance 2008-01
 - d. Taxable Non-Prepared Food Items Study of 12 States by Barb Brodowski

**CITY OF HOMER
HOMER, ALASKA**

Lewis

ORDINANCE 15-19(A)

AN ORDINANCE OF THE HOMER CITY COUNCIL, AMENDING HOMER CITY CODE CHAPTER 9.16 TO REVISE HCC 9.16.040, HCC 9.16.100, AND ADD HCC 9.16.110 REPEALING THE SEASONAL SALES TAX EXEMPTION AS APPLIED TO CERTAIN CATEGORIES OF NONPREPARED FOODS, INCLUDING BUT NOT LIMITED TO CAKES, COOKIES, ICE CREAM, CANDY, AND CHIPS.

WHEREAS, A proposition was passed by the voters in the Kenai Peninsula Borough (“Borough”) exempting nonprepared foods from sales tax from September 1st through May 31st; and

WHEREAS, The Borough adopted Ordinance 2008-28 authorizing cities within the Borough, including the City of Homer (“City”), to continue taxing nonprepared foods during the period from September 1st through May 31st despite the Borough’s exemption of such foods from sales tax during those months; and

WHEREAS, The City enacted Ordinance 08-32(S)(A-2) on December 8, 2008 exempting the sales of nonprepared foods from City sales tax during September 1st through May 31st of each year; and

WHEREAS, The loss of sales tax revenues on the sale of nonprepared foods has had a substantial negative impact on funding for essential City services including but not limited to water, sewer, and road project matching funds and has required the almost complete elimination of all non-essential City services; and

WHEREAS, It is in the City’s best interest to reinstate the sales tax at the full 4.5% rate on a year-round basis on the categories of nonprepared foods described in Homer City Code 9.16.100(c), enacted by this ordinance, to provide funding for City services.

THE CITY OF HOMER HEREBY ORDAINS:

Section 1. The City of Homer exercises the authority granted it under Kenai Peninsula Borough Ordinance 2008-28 to levy and collect sales taxes on the nonprepared food items described in Homer City Code 9.16.100(c), enacted by this ordinance, on a year-round basis notwithstanding Kenai Peninsula Borough Initiative Ordinance 2008-01.

42 Section 2. Homer City Code 9.16.040 is amended to read as follows:

43
44 9.16.040 Borough Provisions Adopted by Reference. **Subject to Section 9.16.100 and**
45 **9.16.110,** Those sections of the Kenai Peninsula Borough Code of Ordinances applicable to
46 the levy and collection of the sales tax described in this chapter are incorporated by this
47 reference and made a part of this chapter as though fully set forth in this chapter.

48
49 Section 3. Homer City Code 9.16.100 is amended to read as follows:

50
51 9.16.100 Exemptions.

52
53 **The following sales of items are exempt from sales tax:**

54
55 a. ~~Commencing January 1, 2009, s~~**Except as provided in section 9.16.110 of**
56 **the city code, sales** of nonprepared food items **occurring** from September 1st
57 through May 31st of each year.

58
59 b. **The sale of** all other items granted exemption from sales tax under the
60 Kenai Peninsula Borough Code as amended from time to time, except where the Kenai
61 Peninsula Borough by ordinance expressly authorizes the City to tax a source
62 exempted from sales tax by the Kenai Peninsula Borough Code and City imposes a
63 sales tax on that source in compliance with the law.

64
65 Section 4. Homer City Code Chapter 9.16 is amended to add section 9.16.110 to read
66 as follows:

67
68 **9.16.110 Sales Tax**

69
70 **Sales of the following products shall be subject to sales tax 365 days a year:**

71
72 **a. beverages containing less than 50% fruit or vegetable juice, including**
73 **soft drinks, energy drinks and sports drinks, but excluding dairy and dairy**
74 **substitute beverages;**

75
76 **b. candy;**

77
78 **c. potato and corn chips, pretzels, crackers and other ready-to-eat snack**
79 **foods;**

80
81 **d. ready-to-eat baked products, including cookies, cake, donuts, danish,**
82 **and muffins, but excluding bread;**

83

84 **e. ice cream, sherbet and other frozen desserts;**

85
86 **f. prepackaged or made-to-order sandwiches, wraps and salads.**

87
88 Section 5. This ordinance is of a permanent and general character and shall be
89 included in the city code.

90
91 Section 6. This ordinance shall take effect January 1, 2016.

92
93 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this _____ day of
94 _____, 2015.

95
96 CITY OF HOMER

97
98
99
100 _____
101 MARY E. WYTHE, MAYOR

102 ATTEST:
103
104 _____
105 JO JOHNSON, MMC, CITY CLERK

106
107
108
109 YES:
110 NO:
111 ABSTAIN:
112 ABSENT:
113
114
115
116 First Reading:
117 Public Hearing:
118 Second Reading:
119 Effective Date:
120 Reviewed and approved as to form:

121
122 _____
123 Mary K. Koester, City Manager
124
125 Date: _____

122 _____
123 Thomas F. Klinkner, City Attorney
124
125 Date: _____

Introduced by:	Mayor
Date:	08/19/08
Hearings:	09/02/08 & 09/16/08
Action:	Postponed Until 09/16/08
Action:	Enacted as amended
Vote:	6 Yes, 1 No, 2 Absent
Action:	Reconsideration Filed by Fischer
Date:	10/14/08
Action:	Reconsideration Failed
Vote:	1 Yes, 8 No, 0 Absent

**KENAI PENINSULA BOROUGH
ORDINANCE 2008-28**

**AN ORDINANCE AUTHORIZING THE GENERAL LAW CITIES IN THE KENAI
PENINSULA BOROUGH TO LEVY AND COLLECT SALES TAXES ON
NONPREPARED FOOD ITEMS**

WHEREAS, if approved by the voters in the October 7, 2008, election, ballot Proposition 1 will require that nonprepared food items be exempt from borough sales taxes from September 1 through May 31 of each year; and

WHEREAS, Alaska Statute 29.45.700 requires general law cities in the borough that levy a sales tax to levy the tax sources taxed by the borough unless the assembly by ordinance authorizes the city to levy and collect taxes on other sources; and

WHEREAS, the cities of Soldotna, Homer, and Seldovia are general law cities that levy a sales tax and will be required to exempt nonprepared foods if Proposition 1 passes, unless the assembly gives them the option to tax nonprepared food year-round; and

WHEREAS, the cities of Seward and Kenai are home rule cities and are, therefore, exempt from the statutory requirement to tax the same sources as the borough unless otherwise provided by the assembly; and

WHEREAS, at its meeting on August 13, 2008, the Soldotna City Council adopted Resolution 2008-052 requesting the Kenai Peninsula Borough to grant the city of Soldotna the option to tax nonprepared food; and

WHEREAS, at its meeting of September 10, 2008 the Seldovia City Council adopted Resolution 09-03 in support of Kenai Peninsula Borough Ordinance 2008-28; and

WHEREAS, at its meeting of July 28, 2008, the Homer City Council introduced Ordinance 08-32, amending the Homer Sales Tax Code to seasonally exempt sales of nonprepared food between September 1 and May 31 each year and scheduled that ordinance for public hearing on October 27, 2008; and

WHEREAS, exempting nonprepared food items for nine months each year will likely have a significant impact on the cities' revenues; and

WHEREAS, each city is in the best position to make policy decisions concerning whether or not to exempt nonprepared food items from its respective city sales tax; and

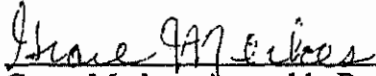
WHEREAS, it is accordingly appropriate to authorize the city councils of general law municipalities to make this decision on behalf of their own constituents;

NOW, THEREFORE, BE IT ORDAINED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH:

SECTION 1. That the general law cities in the Kenai Peninsula Borough are authorized to levy and collect sales taxes on nonprepared food items on a year-round basis except for sales that are required to be exempted by AS 29.45.700 as now enacted or may be hereinafter.

SECTION 2. That this ordinance shall take effect on October 14, 2008, if Proposition 1 of the Kenai Peninsula Borough regular election is approved by the voters.

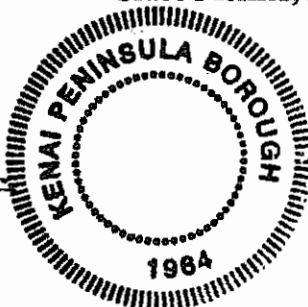
ENACTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH THIS 16TH DAY OF SEPTEMBER, 2008.



Grace Merkes, Assembly President

ATTEST:


Johni Blankenship, Borough Clerk



Enactment:

Yes: Long, Martin, Smith, Sprague, Superman, Merkes

No: Fischer

Absent: Gilman, Knopp

Reconsideration:

Yes: Fischer

No: Fischer, Gilman, Knopp, Long, Martin, Smith, Sprague, Superman, Merkes

Absent: None

CITY OF HOMER
HOMER, ALASKA

Mayor

ORDINANCE 08-32(S)(A-2)

1
2 AN ORDINANCE ENACTING HOMER CITY CODE
3 9.16.100 TO EXEMPT SALES OF NONPREPARED
4 FOODS FROM SEPTEMBER 1ST THROUGH MAY 31ST OF
5 EACH YEAR, PENDING COMPLETION OF AN ADVISORY
6 VOTE REGARDING THE SALES TAX STRUCTURE FOR
7 NONPREPARED FOOD ITEMS, AND INCORPORATING IN
8 THE HOMER CITY CODE ALL OTHER SALES TAX
9 EXEMPTIONS ADOPTED BY THE KENAI PENINSULA
10 BOROUGH.

11
12 WHEREAS, A proposition was passed by the voters in the Kenai Peninsula
13 Borough exempting nonprepared foods from sales tax from September 1st through
14 May 31st; and

15
16 WHEREAS, The City of Homer ("City") believes it is appropriate to exempt the
17 sales of nonprepared foods from taxation from September 1st through May 31st.

18
19 THE CITY OF HOMER HEREBY ORDAINS:

20
21 Section 1. Homer City Code Chapter 9.16 is hereby amended by adding the
22 following section 9.16.100:

23
24 9.16.100 Exemptions. The following are exempt from the Homer sales
25 tax:

26
27 a. Commencing January 1, 2009, sales of nonprepared food items from
28 September 1st through May 31st of each year.

29
30 b. All other items granted exemption from sales tax under the Kenai
31 Peninsula Borough Code as amended from time to time, except where the
32 Kenai Peninsula Borough by ordinance expressly authorizes the city to tax
33 a source exempted from sales tax by the Kenai Peninsula Borough Code
34 and the city imposes a sales tax on that source in compliance with the law.

35
36 Section 2. This exemption on nonprepared food items shall no longer be
37 effective if the Borough's exemption on nonprepared foods from its sales tax is repealed
38 or overturned.

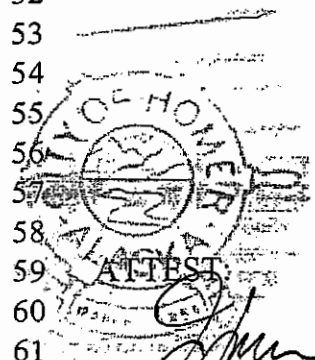
39

40 Section 3. The Council intends to bring forward a proposition for an advisory
41 vote regarding the sales tax structure for nonprepared food items as soon as
42 administratively practical.

44 Section 4. This ordinance shall take effect upon its adoption by the Homer City
45 Council.

47 Section 5. This ordinance is of a permanent and general character and shall be
48 included in the city code.

50 ENACTED BY THE CITY COUNCIL OF THE CITY OF HOMER, ALASKA,
51 this 8th day of December, 2008.



CITY OF HOMER

James C. Hornaday
JAMES C. HORNADAY, MAYOR

61 [Signature]
62 JO JOHNSON, CMC, CITY CLERK

65 AYES: 6
66 NOES: 0
67 ABSTAIN: 0
68 ABSENT: 0

70 First Reading: 7/28/08
71 Public Reading: 11/24/08
72 Second Reading: 12/08/08
73 Effective Date: 12/09/08

76 Reviewed and approved as to form:

78 Walt Wrede
79 Walt Wrede, City Manager

81 Date: 12/12/08

Thomas F. Klinkner
Thomas F. Klinkner, City Attorney

Date: 12-18-08

Sponsored by: Citizen Initiative Ordinance
Election Date: 10/07/08
Certification Date: 10/14/08
Vote: 60.15% Yes, 39.85 % No

**KENAI PENINSULA BOROUGH
INITIATIVE ORDINANCE**

**AN ORDINANCE FOR A SEASONAL (SEPTEMBER 1 TO MAY 31) EXEMPTION OF
ALL SALES OF NONPREPARED FOOD ITEMS FROM BOROUGH SALES TAX**

WHEREAS, taxation of basic food items can create a serious hardship for residents within the Kenai Peninsula Borough; and

WHEREAS, since last year, the Kenai Peninsula Borough has raised its sales tax percentage by 50% (from 2% to 3 %), and has experienced huge sales tax revenue increases from the increase price of fuel, groceries, and other necessities required by our local residents, resulting in a huge windfall of revenue to Borough coffers; and

WHEREAS, such taxation can be particularly difficult for families, the elderly, low income individuals and unemployed people; and

WHEREAS, a seasonal sales tax exemption will afford relief almost exclusively to residents of the Kenai Peninsula Borough; and

WHEREAS, burdening individuals and families who are least able to pay with taxation of products necessary for their survival is not in the best interest of our society; and

WHEREAS, most state governments exempt sales tax on unprepared food items and, of the minority that so tax unprepared food, many do so at a reduced rate; and

WHEREAS, the collection of revenue required for borough and municipal operation can be more fairly accomplished without burdening our local residents, who are least able to support such taxation.

NOW, THEREFORE, BE IT ORDAINED BY THE VOTERS OF THE KENAI PENINSULA BOROUGH:

SECTION 1. That the Kenai Peninsula Borough Code is hereby amended by creating a new Section 5.18.200(15)(c) to read as follows:

5.18.200. (15)(c) Exemptions/waivers - Sales of nonprepared food items. Sales tax is prohibited on all sales of nonprepared food items from September 1 until May 31 of each year. These food items exempted from sales tax include those which have been previously granted exemption in KPB 5.18.200(14) for food purchased with

coupons issued under the federal food stamp program.

SECTION 2. If approved by a majority of the voters, voting on this question at a regular or special election held for that purpose; this ordinance shall take effect January 1 of the year following the certification of that election.

ENACTED BY THE VOTERS OF THE KENAI PENINSULA BOROUGH AT AN ELECTION HELD ON THE 7TH DAY OF OCTOBER, 2008 WITH CERTIFICATION ON OCTOBER 14, 2008.

1111 PACKET 012714-2-J

Taxable Non-Prepared Food Items Study

STATE DOCUMENTATION PAGES 206-319

SHEET PAGES 195-205

	Indiana	Rhode Island	Iowa	Wisconsin	New Jersey	New York	Colorado	North Dakota	Texas	Minnesota	Maine
ns											
..., sweetened	X	X	X	X	X	X		X	X	X	X
plate in the form of a bar, size that contains a sweetener											
and baking chocolate in bars, chips		X	X	X	X					X	X
(liquid) -Sweetened			X	X	X			X	X		
Party Mix	X	X	X	X	X	X		X	X	X	X
nders that are dietary	X	X	X	X				X		X	X
s											
weetened containing no milk and containing 50% or less juice	X	X	X	X	X	X		X	X	X	
ar, unsweetened, plain						X		X			X
ar, sweetened	X	X	X	X	X	X		X	X	X	X
s	X	X	X	X	X	X		X	X	X	X
u chips		X	X	X	X			X	X	X	X
tions that are candy	X	X	X	X	X	X		X	X	X	X
s / glazed	X	X	X	X	X	X		X	X	X	X
plate	X	X	X	X	X	X		X	X	X	X
s product contains flour (e.g., wheat) or requires refrigeration		X			X			X			
onfectionery	X	X	X	X	X	X		X	X	X	X
ctic	X	X	X	X	X	X		X	X	X	X
s	X	X	X	X	X	X		X	X	X	X
les	X	X	X	X	X	X		X	X	X	X

Taxable Non-Prepared Food Items Study

	Indiana	Rhode Island	Iowa	Wisconsin	New Jersey	New York	Colorado	North Dakota	Texas	Minnesota	Maine	K
ns	X	X	X	X	X	X		X	X	X	X	
n without flour	X	X						X		X		
n	X	X	X	X	X	X	X	X	X	X	X	
chips		X	X	X	X			X		X	X	
chips and other flavored chips,												
l		X	X	X	X			X		X	X	
covered raisins	X	X	X	X	X	X		X	X	X	X	
covered nuts	X	X	X	X	X	X		X	X	X	X	
covered pretzels			X			X			X	X	X	
covered potato chips	X											
Y	X	X	X	X	X	X		X	X	X	X	
es	X					X		X				
es containing 50% or less												
table juice	X	X	X	X		X		X	X	X	X	
s that contain sweeteners, contains milk or a milk												
				X								
that are candy	X	X	X	X	X	X		X	X	X	X	
	X	X	X	X	X	X		X	X	X	X	
ice cocktails						X						
at are prepared food	X	X	X	X	X	X			X	X	X	
lements	X	X	X	X		X		X		X	X	
lements (including energy												
ng "supplemental facts" box)	X	X						X			X	X
onated beverages	X	X	X	X	X	X		X	X	X	X	
drinks	X	X	X	X	X	X		X	X	X	X	
with sweeteners	X	X	X	X	X	X		X	X	X	X	
unless product contains flour												
refrigeration		X			X							
ut w/sweetener	X	X	X		X							

Taxable Non-Prepared Food Items Study

	Indiana	Rhode Island	Iowa	Wisconsin	New Jersey	New York	Colorado	North Dakota	Texas	Minnesota	Maine
ns											
t peanuts	X	X	X	X	X	X		X	X	X	X
rt											
ars and/or novelty items											
that contain a sweetener and % or less fruit juice by											
f product contains less than it juice	X	X	X	X	X	X		X	X	X	X
f product contains less than it juice					X	X					
f product contains less than it juice					X	X					
s	X										
that contain a sweetener	X	X	X	X				X	X	X	X
	X	X	X	X	X	X	X	X	X	X	X
candy products	X				X	X					
that are sweetened, unless flour											
s and beverages	X	X	X	X	X	X	X	X	X	X	X
ts	X	X	X	X	X			X		X	X
ements											
	X	X	X	X	X	X					
ed and honey coated nuts	X	X	X	X	X	X		X	X	X	X
ed peanuts	X	X	X	X	X	X		X	X	X	X
nes (hand dipped)											
ndries					X	X			X		

Taxable Non-Prepared Food Items Study

	Indiana	Rhode Island	Iowa	Wisconsin	New Jersey	New York	Colorado	North Dakota	Texas	Minnesota	Maine	K
Snacks (less than 2 items per									x			
Ice pops, popsicles that do not												
products or more than 50%									x			
(liquid) sweetened					x							
Snacks	x	x	x	x	x	x		x	x	x		x
Contain sweeteners and 50%												
of sugar or vegetable juice by volume	x	x	x	x	x	x		x	x	x		x
(liquid) sweetened												
Flour	x	x										
Sweetener (flavored)										x		
Candy	x	x	x	x	x	x	x	x	x	x		x
MS	x	x	x	x	x	x	x	x	x	x		x
Mer												
Water Enhancer												
Energy Drink	x								x	x		x
Sweetened drinks made from milk												
or tea												
Snack bars												
Candy, such as honey												
Sweets	x	x	x	x	x	x		x	x	x		x
Chocolate	x	x	x	x	x	x	x	x	x	x		x
Candy, such as honey												
Nuts	x	x	x	x	x	x		x	x	x		x
Candy, such as caramel												
(ener added)	x	x	x	x	x	x		x	x	x		x

Taxable Non-Prepared Food Items Study

	Indiana	Rhode Island	Iowa	Wisconsin	New Jersey	New York	Colorado	North Dakota	Texas	Minnesota	Maine	K
ns												
(popped kettle and caramel)	x		x					x	x	x	x	
		x			x			x				x
artender mixers (not frozen)			x									x
rink mixes that are dietary	x	x		x				x		x	x	x
ods	x	x	x	x	x	x	x	x	x	x	x	x
are prepared food				x								
ed for decoration					x							
are candy, such as yogurt	x	x	x	x	x	x		x	x	x	x	x
is		x						x	x	x	x	x
solutions (Pedialyte, alyte, etc.)								x		x		
ergy Drink		x				x		x	x	x		
hat are candy	x	x	x	x	x	x	x	x	x	x	x	x
that are prepared food	x	x	x	x	x	x	x	x	x	x	x	x
er)						x						x
						x						x
carbonated pop	x	x	x	x	x	x	x	x	x	x	x	x
y drinks		x						x	x	x		
	x	x	x	x	x	x		x	x	x	x	x
pplemental facts" label)												
at contain sweeteners	x	x	x	x	x			x	x	x	x	x
h candy pieces												
ice that contains a												
nd 50% or less juice by	x	x	x	x	x	x		x	x	x	x	x

Taxable Non-Prepared Food Items Study

	Indiana	Rhode Island	Iowa	Wisconsin	New Jersey	New York	Colorado	North Dakota	Texas	Minnesota	Maine	K
is						X					X	
r						X					X	
tened	X	X	X	X	X	X		X	X	X	X	X
nated					X	X	X				X	
ed raisins	X	X	X	X	X	X		X	X	X	X	X
ed nuts	X	X	X	X	X	X		X	X	X	X	X
n												
						X						
gy		X				X		X	X	X		X

From: [Larry Slone](#)
To: [Jo Johnson](#)
Subject: PSB for July 27 cc meeting
Date: Monday, July 20, 2015 1:10:31 PM

Jo,
Please put this in the packet for the July 27th cc meeting. If unable, please let me know.
Also, please acknowledge receipt of this email.

Thanks

To Homer City Council and Mayor

I strongly urge councilmembers to reject Ordinance 15-18(S) proposing to spend up to \$622,000 to bring the Public Safety Building concept up to the 35% design phase. I believe that approving the Ordinance would just be wasting the money on a design that will never be built because the public will not support the funding required for what they perceive to be an unnecessarily large structure costing an ungodly amount of money. I know that you councilmembers are convinced that public safety is a necessary and vital component of local government, and that you want to be on record as expressing your support for public safety. I just want to remind you that you that during the discussion phase you will have opportunity to fully explain your concern for public safety without spending \$622,000 just to make a point. That would be irresponsible.

Conversely, I strongly urge council to pass, on

reconsideration, Ordinance 15-19(A) repealing the seasonal sales tax exemption on non-prepared foods. Doing so will properly set the stage for a funding mechanism to design and build a moderate-sized PSB. Furthermore, passing this Ordinance will demonstrate that you are willing to make the tough decisions necessary to reintroduce fiscal realism to city government.

Larry Slone
city resident

CONSENT AGENDA

Session 15-24 a Special Meeting of the Homer City Council was called to order on June 29, 2015 at 6:00 p.m. by Mayor Mary E. Wythe at the Homer City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska, and opened with the Pledge of Allegiance.

PRESENT: COUNCILMEMBERS: LEWIS, REYNOLDS, ROBERTS, VAN DYKE, ZAK

ABSENT: BURGESS (excused)

STAFF:

- CITY MANAGER KOESTER
- CITY CLERK JOHNSON
- CITY ATTORNEY WELLS
- ASSISTANT CITY MANAGER LAWRENCE
- CITY PLANNER ABBOUD
- FINANCE DIRECTOR LI
- FIRE CHIEF PAINTER
- LIBRARY DIRECTOR DIXON
- POLICE CHIEF ROBL
- PORT AND HARBOR DIRECTOR HAWKINS
- PUBLIC WORKS DIRECTOR MEYER

Councilmember Burgess has requested excusal.

Mayor Wythe ruled Councilmember Burgess' absence as excused. There was no objection from the Council.

Council met from 4:00 p.m. to 4:46 p.m. to hear Beach Policy Recommendations – Parks and Recreation Advisory Commission. From 5:00 p.m. to 5:48 p.m. Council met as a Committee of the Whole to discuss Ordinance 15-08, 15-08(S), and 15-23, along with Consent Agenda and Regular Meeting Agenda items.

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

AGENDA APPROVAL

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

The following changes were made: **CONSENT AGENDA - Resolution 15-052**, A Resolution of the City Council of Homer, Alaska, Approving and Accepting the Renewal of the Special Services Contract for FY 2016 with the Alaska Department of Public Safety in the Amount of

\$36,000.00 and Authorizing the City Manager to Execute the Appropriate Documents. City Manager/Police Chief. Contract for Special Services as backup. **Resolution 15-054**, A Resolution of the City Council of Homer, Alaska, Authorizing Lease Negotiations for Lot 19 on the Homer Spit Between the City and Jose Ramos, dba Harbor Grill, and Finding That Awarding a New Lease to the Current Lessee Without a Competitive Bidding Process is in the Public Interest. City Manager. Memorandum 15-095 from Deputy City Clerk/Port and Harbor Advisory Commission as backup. **PUBLIC HEARINGS - Ordinance 15-18(S)**, An Ordinance of the City Council of Homer, Alaska, Amending the FY 2015 Capital Budget by Appropriating \$621,500 From the General Fund Fund Balance to the Public Safety Building Project Account to Fund the New Public Safety Building to 35% Design. Mayor. Written public comments. **PENDING BUSINESS - Resolution 15-043**, A Resolution of the City Council of Homer, Alaska, Urging the U.S. Navy to Change Training Exercises in the Gulf of Alaska. Zak/Roberts. Written public comments. **Resolution 15-048**, A Resolution of the City Council of Homer, Alaska, Noting the Sufficiency of the Petition for the Lillian Walli Fairview Avenue Road Reconstruction and Paving and Sewer Improvements Special Assessment District and Setting the Public Hearing Date for September 14, 2015. Written public comments. **RESOLUTIONS - Resolution 15-049**, A Resolution of the City Council of Homer, Alaska, Awarding a New Twenty-Year Lease, With Two Five-Year Options, on a Portion of Lot 11, Homer Spit Subdivision, No. 5 to SPITwSPOTS (SWS), Inc. of Homer, Alaska, and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Clerk. Memorandum 15-088 from Deputy City Clerk/Port and Harbor Advisory Commission. **Resolution 15-050(S)**, A Resolution of the City Council of Homer, Alaska, Providing for the Reassessment of Condominium Units in the Homer Natural Gas Distribution Special Assessment District. City Manager.

Mayor Wythe called for a motion for the approval of the agenda as amended.

LEWIS/REYNOLDS - SO MOVED.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA

Catherine Ulmer, city resident, thanked the Council for the work they do. She submitted a petition with signatures of people in support of Resolution 15-043.

Shelley Gill, Homer resident, referenced the 65 businesses that signed the petition in support of Resolution 15-043. The high intensity military sonar is detrimental for marine mammal life and the fisheries.

Olga vonZiegesar, Homer resident, spoke in support of Resolution 15-043. The beaked whales are rare and mysterious. They dive deep and feed in deep trenches, surfacing once an hour. They migrate in the same place where the Navy wants to practice sonar.

Sue Christiansen, Homer resident, expressed concern that the Navy games scheduled for the next five years will affect marine habitats and tourism. The Navy estimates 35,000 mammals are taken in ten days of torpedo blasts; it is a loss of 185,000 whales over a five-year period. Additionally, salmon and another 377 species are affected by the chemicals they use. She asked that the Navy games be postponed until after the fishing season and that they move 200 miles offshore.

John Fowler, Homer resident, asked that his time be allotted to a film clip. The film depicted the negative reaction from the whales during the Navy games.

Maya Goedani, Homer and Hawaii resident, supports Resolution 15-043. She commented on the 9.6M instances of harm to marine mammals during the Navy exercises that include explosives, sonar, and vessel strikes to animals. The whales in Alaska are the same whales migrating to Hawaii and California.

Jazz Maltz, Homer resident, spoke in support of Resolution 15-043. People make their livelihoods in Kachemak Bay and the Gulf of Alaska. The #1 threat to him is the Navy bombing in our waters and attacking our fisheries. They have been doing it here for 30 years.

Jeff Tolman, Old Sterling Highway resident, expressed displeasure with a councilmember's attitude and comments at the June 15th meeting regarding Navy games effect on marine mammals.

Joe Fletcher, Homer resident, spoke in support of Resolution 15-043. The Navy has depleted uranium and has dumped spent nuclear cores in the Bering Sea using Alaska as their personal playground for 100 years. Seward has a long history of pandering to the military. It is all about oil.

Jessica Tenhoff, Homer resident, commented on Resolution 15-043. She doesn't want percussive or sonar noises on fish and wildlife. It is common sense they should be off the shelf and out of the time frame when the animals are breeding and coming through. The Navy can do this somewhere else or come in late September when the fishermen have returned.

Beth Cumming, city resident, spoke in support of Resolution 15-043. The human created technology is not accompanied by the human ability to foresee the long term potential consequences, some positive and some disastrous.

Anita Christie, city resident, spoke in support of Resolution 15-043 and asked Council to consider the people who really care.

Kevin Hogan, city resident, objects to Ordinance 15-25. The funds were appropriated by Council in 2003 for a restroom and not used for the purpose intended. The project was not built because staff objected and staff can't override the actions of the Council. The current restrooms around Fish Dock are locked and his restrooms are serving the public.

RECONSIDERATION

CONSENT AGENDA

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

- A. Homer City Council unapproved Special meeting minutes of June 15, 2015. City Clerk. Recommend adoption.
- B. **Memorandum 15-101**, from Deputy City Clerk, Re: Liquor License Transfer and Application for Best Western Bidarka Inn/Otter Room.
- C. **Ordinance 15-20**, An Ordinance of the City Council of Homer, Alaska, Accepting and Appropriating an Alaska Department of Environmental Conservation Municipal Matching Grant in the Amount of \$1,922,577 and Authorizing a 30% Matching Requirement From the Homer Accelerated Water And Sewer Fund (HAWSP) in the Amount of \$576,773.10 for the Purpose of Completing the Water Distribution/Storage Improvement Project and Authorizing the City Manager to Execute the Appropriate Documents. City Manager/Public Works Director. Recommended dates: Introduction June 29, 2015, Public Hearing and Second Reading July 27, 2015. (Postponed from June 15, 2015.)
- D. **Ordinance 15-23**, An Ordinance of the Homer City Council Amending Homer City Code 21.40.070, Requirements, Regarding Standards for Impervious Coverage in the Bridge Creek Watershed Protection District. Planning. Recommended dates: Introduction June 29, 2015, Public Hearing and Second Reading July 27, 2015.

Memorandum 15-100 from City Planner as backup.

- E. **Ordinance 15-24**, An Ordinance of the Homer City Council Enacting HCC 2.52.080, Correctional Officer Qualifications, Regarding the Qualification and Certification of

City Correctional Officers. City Manager. Recommended dates: Introduction June 29, 2015, Public Hearing and Second Reading July 27, 2015.

Memorandum 15-090 from Police Chief as backup.

- F. **Ordinance 15-25**, An Ordinance of the City Council of Homer, Alaska, Re-Appropriating the 2003 Allocation From the Alaska Department of Community and Economic Development as Fisheries Revitalization Aid for the Purpose of Refurbishing a Fish Dock Crane. City Manager/Port and Harbor Director. Recommended dates: Introduction June 29, 2015, Public Hearing and Second Reading July 27, 2015.

Memorandum 15-089 from Port and Harbor Director as backup.

Moved to Ordinances.

- G. **Resolution 15-052**, A Resolution of the City Council of Homer, Alaska, Approving and Accepting the Renewal of the Special Services Contract for FY 2016 with the Alaska Department of Public Safety in the Amount of \$36,000.00 and Authorizing the City Manager to Execute the Appropriate Documents. City Manager/Police Chief. Recommend adoption.

Memorandum 15-093 from Police Chief as backup.

- H. **Resolution 15-053**, A Resolution of the Homer City Council Awarding the Contract for the Refurbishment of Homer Fire Department Apparatus Tanker 2 to U.S. Fire Equipment LLC of Sumner, Washington, in the Amount of \$154,375.01 and Authorizing the City Manager to Execute the Appropriate Documents. City Manager/Fire Chief. Recommend adoption.

Memorandum 15-094 from Fire Chief as backup.

- I. **Resolution 15-054**, A Resolution of the City Council of Homer, Alaska, Authorizing Lease Negotiations for Lot 19 on the Homer Spit Between the City and Jose Ramos, dba Harbor Grill, and Finding That Awarding a New Lease to the Current Lessee Without a Competitive Bidding Process is in the Public Interest. City Manager. Recommend adoption.

Memorandum 15-096 from Lease Committee as backup.

Memorandum 15-095 from Deputy City Clerk/Port and Harbor Advisory Commission as backup.

- J. **Resolution 15-055**, A Resolution of the City Council of Homer, Alaska, Directing the Administration to Issue a Request for Proposals for Janitorial Services. City Manager. Recommend adoption.

Memorandum 15-103 from City Manager as backup.

Item F, Ordinance 15-25 was moved to Ordinances, Item A. Reynolds.

Mayor Wythe called for a motion for the approval of the recommendations of the consent agenda as read.

LEWIS/REYNOLDS – SO MOVED.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

VISITORS

ANNOUNCEMENTS/PRESENTATIONS/BOROUGH REPORT/COMMISSION REPORTS

- A. **Mayor's Proclamation**, July as Parks and Recreation Month

Mayor Wythe read and presented the proclamation to Community Recreation Coordinator Mike Illg.

- B. Borough Report

- C. Commissions/Board Reports:

1. Library Advisory Board
2. Homer Advisory Planning Commission
 - a. Minutes of June 3, 2015
3. Economic Development Advisory Commission
 - a. Memorandum 15-097 from Deputy City Clerk, Re: Recommendation Regarding Affordable Housing

- b. Memorandum 15-099 from Deputy City Clerk, Re: Recommendation Regarding Special Assessment Districts Levy of Assessment After Subdivision

- 4. Parks and Recreation Advisory Commission

- 5. Port and Harbor Advisory Commission

- 6. Cannabis Advisory Commission

Cannabis Advisory Commissioner Chad Jones reported the commission has met twice and has established their bylaws. They are reviewing zoning from Colorado, Seattle, and Fairbanks North Star Borough. This includes cultivation, manufacturing, testing, retail stores, intensity of activities, limitation of local licenses, distances and buffers between facilities, and exclusion of operation zones. Their next meeting is July 23rd.

Mayor Wythe called for a recess at 6:47 p.m. and reconvened the meeting at 6:54 p.m.

PUBLIC HEARING(S)

- A. **Ordinance 15-18(S)**, An Ordinance of the City Council of Homer, Alaska, Amending the FY 2015 Capital Budget by Appropriating ~~\$613,000~~ **\$621,500** From the General Fund Fund Balance to the Public Safety Building Project Account to Fund the New Public Safety Building to 35% Design. Mayor. Introduction May 26, 2015, Postponed to June 29, 2015 for Public Hearing and Second Reading.

Memorandum 15-074 from City Manager as backup.

Mayor Wythe opened the public hearing.

Ken Castner, city resident and Public Safety Building Review Committee Member, commented both the fire and police buildings need to be replaced soon. The appropriation is not the correct way to spend money since the public does not have an appetite for a \$30M facility. He would like Council to take their time since there is no bond proposition for 2015. As much as he would like to proceed, this is not the right avenue.

Mayor Wythe closed the public hearing.

Mayor Wythe called for a motion for the adoption of Ordinance 15-18(S) by reading of title only for second and final reading.

LEWIS/REYNOLDS – SO MOVED.

Mayor Wythe supports moving forward to 35% design; there are several months of work to be done. Public Works says the plans are good for 3 to 5 years and if we don't continue we will lose the momentum gained over two years and the investment. Understanding the current financial situation, fear should not be keeping us from making good decisions. The project has been postponed for 25 years and city employees deserve to work in a safe and healthy environment per OSHA standards. Both employees and prisoners are at risk because there is no space for separation. If we decide not to go forward, we need to decide how we are going to proceed without police and fire services. A portion of the funds to be used are this year and last year's community revenue sharing. They are one-time monies and should not be used for long-term balancing of the budget.

The Council expressed the need to provide better facilities for the employees and prisoners. They voiced concerns about the costs and whether it was the right time to spend the money.

Mayor Wythe told Council we have the opportunity to position ourselves well. The project has sat on the CIP for 25 years and the longer we delay the more money it will cost. There could be a special election at the end of the year. We built a library without a funding source. Being prepared is our best position; if something pops open we won't miss the opportunity. Although she is very conservative and protective of the revenue funds, this project is that important. The City is not required to provide police and fire services. If we didn't provide fire it would be handled through KESA and we would rely on the state troopers for police services. Fire services through KESA would be at a higher mill rate.

ZAK/LEWIS - MOVED TO POSTPONE TO JULY 27, 2015.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

B. **Ordinance 15-19**, An Ordinance of the Homer City Council, Amending Homer City Code Chapter 9.16 to Revise HCC 9.16.040, HCC 9.16.100, and Add HCC 9.16.110

Repealing the Seasonal Sales Tax Exemption as Applied to Certain Categories of Nonprepared Foods, Including But Not Limited to Cakes, Cookies, Ice Cream, Candy, Chips, and Frozen Pizzas. Lewis. Introduction June 15, 2015, Public Hearing and Second Reading June 29, 2015.

Mayor Wythe opened the public hearing.

Barb Brodowski, city resident, referenced the analysis she compiled of 12 states that place sales tax on food items. All 12 states are very specific and it took time and effort to decide what to tax and what not to tax. There are lots of items to consider and taxing food and non-food can be very complicated. She asked who will be setting it up and monitoring it and questioned the expense on retailers to review all the items. She suggested concentrating on bringing economic development to Homer instead of implementing sales tax on specific food items.

Jeff Tolman, Old Sterling Highway resident, expressed opposition to Ordinance 15-19. Cookies are food and someone sick may only be able to eat ice cream. Chips may be eaten by someone in a hurry and pizza is eaten by people around the nation.

Mayor Wythe closed the public hearing.

Mayor Wythe called for a motion for the adoption of Ordinance 15-19 by reading of title only for second and final reading.

LEWIS/REYNOLDS – SO MOVED.

LEWIS/ROBERTS – MOVED TO AMEND TO DELETE LINES 87 – 89.

The whereas “frozen foods that are ready to eat upon heating in a conventional or microwave oven, including entrees, dinners, pizza and burritos, but excluding frozen fruits and vegetables” was deleted. Item g becomes Item f.

VOTE: (amendment) YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Councilmember Lewis defended the ordinance to tax certain food items. From September 1 through May 31 you can buy a donut from the bakery and pay sales tax. If you grab a Hostess

package it is not taxed. Purchase chicken from the deli and you pay tax. The next day the chicken is sold in plastic containers and you don't pay sales tax. There are certain items that we should be taxing.

Councilmember Reynolds likes the idea of taxing non-nutritive products. There are some cookies that are nutritionally rich and it would be hard to define a health bar instead of a cookie. It is not easy to enforce without more details. She questioned if it was a burden for grocery stores.

Councilmember Lewis has talked with store owners. Their POS machines can click off whether the item is taxable or nontaxable. When paying with food stamps you are not charged sales tax no matter what time of the year. It will take some time to implement, but is not that much of a burden for store owners.

Councilmember Van Dyke asked if there was an estimated amount of the increase in sales tax that would be realized. Councilmember Lewis answered there was no way to do a cost study unless you can figure out how much they sell. It will only levy a 4.5% sales tax on the items since the borough tax is not included during the exemption period. It will help build the HART and HAWSP funds that have been losing \$1M per year with the tax holiday.

VOTE: (main motion as amended) YES. LEWIS, REYNOLDS

VOTE: NO. ROBERTS, ZAK, VAN DYKE

Motion failed.

- C. **Ordinance 15-21**, An Ordinance of the City Council of Homer, Alaska, Amending the FY 2015 Operating Budget by Appropriating \$277,335.45 to Pay for Homer Natural Gas Special Assessment District Assessments of 85 City Lots From Various City Reserve Funds. City Manager. Introduction June 15, 2015, Public Hearing and Second Reading June 29, 2015.

Mayor Wythe opened the public hearing.

Ken Castner, city resident, commented it was prudent for the City to hold on to funds and pay the assessments later.

Mayor Wythe closed the public hearing.

Mayor Wythe called for a motion for the adoption of Ordinance 15-21 by reading of title only for second and final reading.

LEWIS/REYNOLDS - SO MOVED.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

D. **Ordinance 15-22**, An Ordinance of the City Council of Homer, Alaska, Declaring That Lillian Walli Estates Subdivision Lots 57-60, 65-67, and 70 No Longer Need to Be Retained For a Public Purpose as No Public Need Exists For Retaining the Property and Releasing HM0880016 T06S R14W S24 Lillian Walli Estate Sub Lot 60, 65, 66, 67, 70, 57, 58, 59 For Sale Subject to Land Disposal Proceedings Under the Homer City Code. City Manager. Introduction June 15, 2015, Public Hearing and Second Reading June 29, 2015.

Ordinance 15-22(S), An Ordinance of the Homer City Council Determining That a Public Purpose Does Not Exist for Lots 57, 58, 59, 60, 65, 66, 67 and 70, Lillian Walli Estate, and Authorizing Their Sale. City Manager.

Mayor Wythe opened the public hearing. In the absence of public testimony, Mayor Wythe closed the public hearing.

Mayor Wythe called for a motion to substitute Ordinance 15-22(S) for Ordinance 15-22.

REYNOLDS/LEWIS - SO MOVED.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Mayor Wythe called for a motion for the adoption of Ordinance 15-22(S) by reading of title only for second and final reading.

LEWIS/REYNOLDS - SO MOVED.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

ORDINANCE(S)

- A. **Ordinance 15-25**, An Ordinance of the City Council of Homer, Alaska, Re-Appropriating the 2003 Allocation From the Alaska Department of Community and Economic Development as Fisheries Revitalization Aid for the Purpose of Refurbishing a Fish Dock Crane. City Manager/Port and Harbor Director. Recommended dates: Introduction June 29, 2015, Public Hearing and Second Reading July 27, 2015.

Memorandum 15-089 from Port and Harbor Director as backup.

Mayor Wythe called for a motion for the introduction of Ordinance 15-25 by reading of title only.

LEWIS/REYNOLDS – SO MOVED.

In response to questions from the Council, Port and Harbor Director Hawkins explained the money came to the City in 2003. The Council asked the Port and Harbor Advisory Commission to find a project and they recommended building a restroom in the vicinity of Fish Dock. Since the \$82,000 wasn't going to be enough, they bumped the budget up another \$40,000 from reserves. They could never decide where to build the restroom and the project languished. We are making progress with the crane rehabilitation project and it is good use of the fund to rebuild another crane at a cost of \$84,000. New construction in the harbor area of the processors has provided restrooms for their employees. It has taken the pressure off of the need for a restroom. Instead, a porta-potty has been placed on Fish Dock for an extra facility. People that work on the Fish Dock have key access to the restroom with their crane card. The public is discouraged from being on Fish Dock since it is an industrial site. People are kept in the viewing areas. The money came to the City with no strings attached.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

CITY MANAGER'S REPORT

A. City Manager's Report

1. Memorandum 15-107 from City Manager, Re: Budget Work Session follow-up.
 - a. Memorandum 15-108 from Library Director as backup.
2. Memorandum 15-104 from Assistant City Manager, Re: Budget Issues Survey.
3. Memorandum 15-106 from Planning Commission, Re: Recommendation on Waddell Way.

Budget Work Session Follow-up

Council requested extensive follow-up on budgetary matters from the work session. This information is included as an attachment to the City Manager's Report.

Collecting Public Input on Budget

Mayor Wythe has provided some direction from her trip to the State Budget Forum on conducting a Town Hall meeting. Assistant City Manager Lawrence prepared a draft schedule for a survey and town hall meeting that is attached. I would like to gather your feedback and availability on the best way to reach out to the public on their understanding of core services and the most thoughtful approach to reducing services.

Waddell Way

The Planning Commission held a public hearing on Waddell Way June 17th and selected option A, connecting Waddell Way with Grubstake and routing through the lot above the post office with the cluster of cabins. In 2013 City Council passed Resolution 13-033 approving a variation of option B. This was motivated by the fact that a non-profit organization was purchasing the Waddell lot that would be necessary for option A to proceed. That land sale fell through and it effectively put both options back on the table. Please provide Council input on the preferred alternative for Waddell Way so Public Works Director Meyer can begin bid document preparation efforts with construction occurring this fall. Project completion is slated for spring of 2016. See attached maps and recommendation from the Planning Commission.

No Fireworks, Please

With Fourth of July around the corner the Fire Chief sends a friendly reminder that fireworks are a bad idea. Sale of fireworks has been banned by the state for the last few weeks to mitigate fire danger.

Demand for Recovery of Preference Payments (Buccaneer)

The City received a demand for recovery of preference payments letter from a legal firm in Texas. The firm is claiming that the City of Homer was given preferential treatment for payments made to the Port and Harbor during the 90-day period preceding their filing for Bankruptcy. The claim is for \$17,457.15. A number of other local businesses have been sent a similar letter. It is a tremendous burden for a small business to have to hire a bankruptcy

attorney and fight this demand. City attorney Klinkner is working with the Port and Harbor on this issue.

City Manager Koester reported on budget information, a follow-up from the last meeting. Assistant City Manager Lawrence has been working on the Town Hall idea, getting input on the sessions, and providing the public with details on city dollars. A Town Hall meeting will be held on the evening of July 20th followed by an online survey to gather information. More community meetings will be held in the fall.

Buccaneer has made a demand for recovery of preference payments. This includes transactions between the City and Buccaneer in the 90-day period before their bankruptcy filing. The attorney is reviewing the demand and will provide direction in the upcoming weeks. Council suggested checking with the City of Soldotna and the Borough to see how they are handling this since they have had business exchanges with Buccaneer. Administration would like to do what is legally required and nothing more.

Council noted the Pratt Museum, Haven House, and the Chamber of Commerce provide services that the City would have to contract if funding was not provided.

Revenue ideas included taxing tobacco and e-cigarettes. City Attorney Wells will compile a report on taxation of marijuana and tobacco products. The Borough will only collect taxes from items the Borough taxes. If we wish to collect taxes outside the Borough we have to create our own tax department.

Mayor Wythe reminded the public that fireworks are discouraged due to the dry conditions and fire hazard.

The Planning Commission recommended Option A for construction of Waddell Way. The route will be up above the post office where the cabins are and connect with Grubstake. It is consistent with the Transportation Plan. Following Council direction the Public Works Director will negotiate with the owner of the cabins. Resolution 13-033 adopted Option B but the project never came to fruition. The attorney advised no resolution is required to follow Option A as it is consistent with the Transportation Plan. The Council concurred to follow Option A.

CITY ATTORNEY REPORT

City Attorney Wells referenced the report included in the June 15th agenda. The Auction Block vs. City of Homer case was heard before the Ninth Circuit Court of Appeals. Auction Block brought the action against the City before the Federal Maritime Commission (FMC) for violation of the Shipping Act of 1984. The FMC decided for the City of Homer on all counts. They found the City is not subject to the shipping act for activities on the fish dock. Sanctions were awarded against Auction Block for legally inappropriate behavior during the proceedings. The Ninth Circuit Court upheld the FMA decision on all counts. We are seeking

attorney fees although they are not systematically awarded in the Ninth Circuit Court of Appeals.

Asked how much the Auction Block was suing for, City Attorney Wells explained a private entity can bring a lawsuit for millions of dollars. There are reparations that could be in the millions of dollars and also fines assessed by the federal government. Had we lost it would be a separate and distinct hearing. The costs associated with the proceeding were well over \$250,000. We are at the end of the journey, but for an appeal to the U.S. Supreme Court which is unlikely. The Council may want to hold an executive session to discuss attorney fees.

Knowing the City Manager is working through budget expenditures and that the City is facing a budgetary crisis, Birch Horton Bittner and Cherot is working in changing how the firm services the City. They are expanding with a more comprehensive approach with the general municipal law services they provide. New associate attorneys are coming on to service municipal clients at an associate attorney rate to create a cost effective yet highly responsible team. She is hopeful the City will see a reduction in legal costs. City Manager Koester is eager to revisit the attorney's contract prior to expiration.

Leila Kimbrell, new associate attorney for Birch Horton Bittner and Cherot, was introduced.

There are several Griswold administrative appeals before the Superior Court and updates will be provided as they move further along in the process.

COMMITTEE REPORT

- A. Public Arts Committee
- B. Permanent Fund Committee
- C. Employee Committee Report
- D. Public Safety Building Review Committee
- E. Vessel Haul-Out Task Force

PENDING BUSINESS

- A. **Ordinance 15-08**, An Ordinance of the Homer City Council Amending Subsection (C) of Homer City Code 21.50.020, Site Development Standards – Level One, and Subsection (A) of Homer City Code 21.50.030, Site Development Standards – Level Two, to Require Revegetation of Exposed, Cleared, Filled and Disturbed Soils Within 9 Months. Planning. Introduction April 13, 2015, Referred to Planning Commission April 13, 2015. Recommend Public Hearing and Second Reading July 27, 2015.

Ordinance 15-08(S), An Ordinance of the Homer City Council Amending Subsection (C) of Homer City Code 21.50.020, Site Development Standards – Level One, and Subsection (A) of Homer City Code 21.50.030, Site Development Standards – Level Two, to Require Revegetation of Exposed, Cleared, Filled and Disturbed Soils by August 31st or Within 9 Months, Whichever Comes First. City Manager/Planning.

Memorandums 15-048 and 15-098 from City Planner as backup.

Mayor Wythe called for a motion to substitute Ordinance 15-08(S) for Ordinance 15-08.

ZAK/ROBERTS – SO MOVED.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Mayor Wythe called for a motion for the adoption of Ordinance 15-08(S) by reading of title only for second and final reading.

ZAK/REYNOLDS – SO MOVED.

There was no discussion.

VOTE: (main motion as amended) YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

B. **Resolution 15-043**, A Resolution of the City Council of Homer, Alaska, Urging the U.S. Navy to Change Training Exercises in the Gulf of Alaska. Zak/Roberts. Recommend adoption. Postponed from June 15, 2015.

Motion on the floor from June 15: MOTION FOR THE ADOPTION OF RESOLUTION 15-043 BY READING OF TITLE ONLY.

Councilmember Lewis expressed support for the resolution and would like to contact the congressional delegation to negotiate with the defense department to have the games

moved. They may be able to change the training exercises to occur 200 miles off shore after the spring and fall migration when there is no fishing.

Councilmember Zak thanked the experts for bringing the information forward. It raises our awareness of sonar effects on marine mammals and fish runs. This year fish runs are delayed due to it.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- C. **Resolution 15-048**, A Resolution of the City Council of Homer, Alaska, Noting the Sufficiency of the Petition for the Lillian Walli Fairview Avenue Road Reconstruction and Paving and Sewer Improvements Special Assessment District and Setting the Public Hearing Date for September 14, 2015. City Clerk/Public Works Director. Recommend adoption. Postponed from June 15, 2015.

Resolution 15-048(S), A Resolution of the City Council of Homer, Alaska, Providing for the Submission of a Revised Petition to Form the Lillian Walli Fairview Avenue Road Reconstruction and Paving and Sewer Improvements Special Assessment District.

Memorandum 15-086 from Public Works Director as backup.

Memorandum 15-105 from City Manager as backup.

Motion on the floor from June 15: MOTION FOR THE ADOPTION OF RESOLUTION 15-048 BY READING OF TITLE ONLY.

Mayor Wythe called for a motion to substitute Resolution 15-048(S) for Resolution 15-048.

LEWIS/REYNOLDS - SO MOVED.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Councilmember Roberts expressed appreciation of the work City Manager Koester did on researching the history of the subdivision.

VOTE: (main motion as amended) YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

NEW BUSINESS

RESOLUTIONS

- A. **Resolution 15-049**, A Resolution of the City Council of Homer, Alaska, Awarding a New Twenty-Year Lease, With Two Five-Year Options, on a Portion of Lot 11, Homer Spit Subdivision, No. 5 to SPITwSPOTS (SWS), Inc. of Homer, Alaska, and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager.

Memorandum 15-091 from Lease Committee as backup.

Memorandum 15-088 from Deputy City Clerk/Port and Harbor Advisory Commission.

Mayor Wythe called for a motion for the adoption of Resolution 15-049 by reading of title only.

VAN DYKE/LEWIS - SO MOVED.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- B. **Resolution 15-050**, A Resolution of the City Council of Homer, Alaska, Providing for the Reassessment of Condominium Units in the Homer Natural Gas Distribution Special Assessment District. City Manager.

Resolution 15-050(S), A Resolution of the City Council of Homer, Alaska, Providing for the Reassessment of Condominium Units in the Homer Natural Gas Distribution Special Assessment District. City Manager.

Mayor Wythe passed the gavel to Mayor Pro Tempore Roberts due to her ongoing conflict with natural gas line conflict.

Mayor Pro Tempore Roberts called for a motion for the adoption of Resolution 15-050 by reading of title only.

ZAK/VAN DYKE – SO MOVED.

Mayor Pro Tempore Roberts called for a motion to substitute Resolution 15-050(S) for Resolution 15-050.

ZAK/VAN DYKE – SO MOVED.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

VOTE: (main motion as amended) YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Mayor Pro Tempore Roberts returned the gavel to Mayor Wythe.

- C. **Resolution 15-051**, A Resolution of the City Council of Homer, Alaska, Approving and Accepting a Regional and Community Jails Services Contract for FY 2016 With the Alaska Department of Corrections in the Amount of \$424,080 and Authorizing the City Manager to Execute the Appropriate Documents. City Manager/Police Chief.

Memorandum 15-092 from Police Chief as backup.

Motion for the adoption of Resolution 15-051 by reading of title only.

LEWIS/REYNOLDS - SO MOVED.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

COMMENTS OF THE AUDIENCE

Jeff Tolman, Old Sterling Highway resident, commented on the excessive expenditure of \$1M for public safety building plans. Plans can be found on the internet or a Kenai Peninsula Borough grad student in computer drafting can work up something and have two independent certified reviews. He commented on the need for bear proof dumpsters, moving the sign for outfall sewage at Bishop's Beach to the entrance, and placing a stop light at Main Street and the Bypass.

Olga vonZiegesar, Homer resident, thanked Council for voting for Resolution 15-043. There are so many things going wrong in the ocean and it is important for the Navy games not to be here during marine mammal migrations.

COMMENTS OF THE CITY ATTORNEY

City Attorney Wells had no comments.

COMMENTS OF THE CITY CLERK

City Clerk Johnson had no comments.

COMMENTS OF THE CITY MANAGER

City Manager Koester had no comments.

COMMENTS OF THE MAYOR

Mayor Wythe thanked the Council for postponing the discussion on the public safety building funding. She appreciates people coming in talking about the naval games. For the benefit of public servants willing to serve in the military she doesn't want to lose sight that they are willing to put their life on the line for us every day so we have the right to complain about their war games.

COMMENTS OF THE CITY COUNCIL

Councilmember Reynolds thanked the Planning and Parks and Recreation Advisory Commissioners for the tremendous amount of work into their focus groups. Beach use has

been a huge chunk of time. She gave a shout out to the Supreme Court for the Affordable Care Act getting support. She sees how much it affects people in Homer to get the medical care they need and couldn't afford before. Marriage equality is also something that can be celebrated on the 4th of July. She hopes everyone enjoys their holiday.

Councilmember Van Dyke thanked the people that worked on the Beach Policy. They have done a lot of work and are going in the right direction. He thanked the public for their diverse views. The Council are just ordinary people and to have something new to think about is extremely important. He wished everyone a great 4th of July.

Councilmember Roberts thanked the Parks and Recreation Advisory Commission. They did a wonderful job on issues on our beaches and made some great suggestions. She echoed what Katie had in her manager's report to please be careful with fireworks in the next week. We have had such a dry spell and it is very dangerous. She thanked everyone for supporting the resolution to encourage the Navy not to do their practices in the middle of summer and to perhaps change the location. She asked for reconsideration of Ordinance 15-19(A) at the July 27th meeting.

Councilmember Lewis thanked the Parks and Recreation Advisory Commission for their thankless job of listening to opinions on Bishop's Beach. The City owns the entrance to Bishop's Beach but doesn't own a piece of land on Bishop's Beach. It is either privately owned or critical habitat. Whatever is decided, we can't enforce not driving on land we don't own. While outside for his son's graduation he discovered Denver has a 14.5% bed tax; Santa Fe 8%, outside the Grand Canyon 7.5%, and Flagstaff 8%. We are missing the boat and he's sorry he couldn't get four councilmembers to agree with him.

Councilmember Zak congratulated the Mayor and the team she has with the City. He felt more of a team tonight with the discussion. It is the City Manager and Assistant City Manager bringing the survey forward, along with the attorney bringing an associate to bring our costs down. We are moving in the right direction. It is amazing to see that getting the right people in the right positions and how effective things are. We will get an opportunity on July 20th for a Town Hall meeting. The Mayor's trip to Fairbanks for the Governor's discussion is already showing results for Homer. He looks forward to being there and getting opportunities from the community. On July 27th we will re-address the public safety building. This year the 4th of July parade has the pioneer theme and Clem Tillion will be the Grand Marshall. He reminded everyone to be safe with fireworks on the 4th of July.

ADJOURNMENT

There being no further business to come before the Council, Mayor Wythe adjourned the meeting at 8:28 p.m. The next Regular Meeting is Monday, July 27, 2015 at 6:00 p.m., Committee of the Whole 5:00 p.m., and a Worksession 4:00 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

JO JOHNSON, MMC, CITY CLERK

Approved: _____



City of Homer

www.cityofhomer-ak.gov

Office of the Mayor

491 East Pioneer Avenue
Homer, Alaska 99603

mayor@ci.homer.ak.us

(p) 907-235-3130

(f) 907-235-3143

Memorandum 15-109

TO: HOMER CITY COUNCIL
FROM: MARY E. WYTHE, MAYOR
DATE: JULY 20, 2015
SUBJECT: APPOINTMENT OF LINDIANNE SARNO TO THE CANNABIS ADVISORY COMMISSION.

Lindianne Sarno is appointed to the Cannabis Advisory Commission to replace outgoing member David Etwiler. Her term will expire May 1, 2018.

RECOMMENDATION:

Confirm the appointment of Lindianne Sarno to the Cannabis Advisory Commission.

Fiscal Note: N/A



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

MAR 31 2015 PM 01:28 Rk
 CITY CLERK'S OFFICE
 CITY OF HOMER
 491 E. Pioneer Avenue
 Homer, AK 99603
 PH. 907-235-3130
 FAX 907-235-3143

Received by the Clerk's Office

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

Name: Lindianne Sarno Date: March 30, 2015
 Physical Address: 4297 Kachemak Drive, Homer, Alaska 99603
 Mailing Address: same
 Phone Number: 235-2952 Cell #: _____ Work #: 235-2628
 Email Address: lindisarno@gmail.com

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

Please indicate the commission(s), committee(s), board or other that you are interested in serving on by marking with and X or a v

	ADVISORY PLANNING COMMISSION	1 ST & 3 RD WEDNESDAY OF THE MONTH AT 6:30 PM WORKSESSION PRIOR TO EACH MEETING AT 5:30 PM
	ECONOMIC DEVELOPMENT ADVISORY COMMISSION	2 ND TUESDAY OF THE MONTH AT 6:00 P.M.
	PARKS & RECREATION ADVISORY COMMISSION	3 RD THURSDAY OF THE MONTH AT 5:30 P.M.
	PORT & HARBOR ADVISORY COMMISSION	4 TH WEDNESDAY OF THE MONTH OCT-APRIL AT 5:00 P.M. MAY - SEPTEMBER 6:00 PM
	PERMANENT FUND COMMITTEE	2 ND THURSDAY OF THE MONTH AT 5:15 P.M. FEBRUARY, MAY, AUGUST & NOVEMBER
	PUBLIC ARTS COMMITTEE	2 ND THURSDAY OF THE MONTH AT 5:00 P.M. FEBRUARY, MAY, AUGUST & NOVEMBER
	LIBRARY ADVISORY BOARD	1 ST TUESDAY OF THE MONTH AT 5:00 P.M.
	CITY COUNCIL	2 ND AND 4 TH MONDAY OF THE MONTH SPECIAL MEETINGS & WORKSESSIONS AT 4:00 P.M. COMMITTEE OF THE WHOLE AT 5:00 P.M. REGULAR MEETING AT 6:00 P.M.
✓	OTHER - PLEASE DESIGNATE marijuana Commission	

I have been a resident of the city for 5 yrs ___ mos. I have been a resident of the area for ___ yrs ___ mos.

I am presently employed at Lindiann's Music Garden - music educator

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

HISTORY DEGREE, AB, PRINCETON UNIVERSITY, 1976

1 1/2 YEARS LAW SCHOOL, CARDOZO SCHOOL OF LAW 1977-8

30 YEARS MEDICAL MARIJUANA USER

GREW UP IN A MEDICAL FAMILY

Have you ever served on a similar commission, board, committee or task force? If so please list when, where and how long:

HOMER ECONOMIC DEVELOPMENT ADVISORY COMMISSION

2011-2014

Why are you interested in serving on the indicated commission, committee, board or task force?

CANNABIS EXPERIENCE, LAW EXPERIENCE GIVES ME BACKGROUND

TO AID HOMER'S TRANSITION TO A CANNABIS-FRIENDLY ECONOMY

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

KACHEMAK CANNABIS COALITION

Please answer the following if you are applying for the Advisory Planning Commission:

Have you ever developed real property, other than your personal residence, if so briefly describe? NOT APPL.

Please answer the following if you are applying for the Port & Harbor Advisory Commission:

Do you use the Homer Port and/or Harbor on a regular basis? What is your primary use?

N/A

_____ Commercial

_____ Recreational

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

When you have completed this application please review all the information and return to the City Clerk's Office . You may also email this document to clerk@cityofhomer-ak.gov or fax to 907-235-3143. Thank you for applying!

ORDINANCE REFERENCE SHEET
2015 ORDINANCE
ORDINANCE 15-26

An Ordinance of the City Council of Homer, Alaska, Accepting and Appropriating a State of Alaska Public Library Assistance Grant for FY 2016 in the Amount of \$6,650.00 for Books and Library Materials, and Authorizing the City Manager to Execute the Appropriate Documents.

Sponsor: City Manager/Library Director

1. City Council Regular Meeting July 27, 2015 Introduction
 - a. Memorandum 15-114 from Library Director as backup
 - b. Alaska Public Library Assistance Grant Agreement FY2016

1 **CITY OF HOMER**
2 **HOMER, ALASKA**

3 City Manager/
4 Library Director

5 **ORDINANCE 15-26**
6

7 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
8 ACCEPTING AND APPROPRIATING A STATE OF ALASKA PUBLIC
9 LIBRARY ASSISTANCE GRANT FOR FY 2016 IN THE AMOUNT OF
10 \$6,650.00 FOR BOOKS AND LIBRARY MATERIALS, AND
11 AUTHORIZING THE CITY MANAGER TO EXECUTE THE
12 APPROPRIATE DOCUMENTS.
13

14 WHEREAS, The City submitted an application for the Alaska Public Library Assistance
15 Grant for books and library materials; and
16

17 WHEREAS, The State awarded the grant in the amount of \$6,650.00, requiring a local
18 match of \$7,000.00; and
19

20 WHEREAS, The match of \$7,000.00 was included in the 2015 budget.
21

22 NOW, THEREFORE, THE CITY OF HOMER ORDAINS:
23

24 Section 1. The Homer City Council hereby accepts and appropriates a State of Alaska
25 Public Library Assistance Grant in the amount of \$6,650.00 for books and library materials as
26 follows:
27

28 Revenue:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
100-030-4507	State of Alaska Public Library Assistance Grant	\$6,650.00

29
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33

34 Section 2. The City Manager is authorized to execute the appropriate documents.
35

36 Section 3. This is a budget amendment ordinance, is temporary in nature, and shall not
37 be codified.
38

39 ENACTED BY THE HOMER CITY COUNCIL this ___ day of _____, 2015.
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CITY OF HOMER

MARY E. WYTHE, MAYOR

ATTEST:

JO JOHNSON, MMC, CITY CLERK

YES:

NO:

ABSENT:

ABSTAIN:

First Reading:

Public Hearing:

Second reading:

Effective Date:

Reviewed and approved as to form:

Mary K. Koester, City Manager

Thomas F. Klinkner, City Attorney

Date:_____

Date:_____



City of Homer

www.cityofhomer-ak.gov

Homer Public Library

500 Hazel Avenue
Homer, AK 99603

library@cityofhomer-ak.gov

(p) (907)-235-3180

(f) (907)-235-3136

Memorandum 15-114

TO: Mayor and Council
THROUGH: Katie Koester, City Manager
FROM: Ann Dixon, Library Director
DATE: July 10, 2015
SUBJECT: Alaska Public Library Assistance Grant Award and Budget Revision

Each year the Homer Public Library applies for the Alaska Public Library Assistance Grant, a matching grant funded by the State of Alaska. As in past years, we were awarded the grant. When we applied for the grant, the amount offered and requested was \$7,000. However, the State Library, which administers the grant, has reduced that amount to \$6,650 because not enough money was appropriated to fully fund the grants. In that case, each grant to qualifying libraries is reduced proportionally.

The Homer Public Library is obligated to match at the original amount of \$7,000. The funds are intended to be spent on books and library materials. Our current book budget meets the \$7,000 requirement.

I have revised the budget, as requested by the Alaska State Library. The agreement is ready to be approved and signed. It must be received by the State Library by September 1 in order to receive this year's award.

RECOMMENDATION: Approve Ordinance 15-26 accepting the Alaska Public Library Assistance Grant.



THE STATE
of **ALASKA**
GOVERNOR BILL WALKER

**Department of Education &
Early Development**

DIVISION OF LIBRARIES, ARCHIVES & MUSEUMS
Alaska State Library

344 West Third Ave. STE 125
Anchorage, Alaska 99501-2338
Main: 907.269-6570
Fax: 907.269-6580

Linda S. Thibodeau, Director

July 1, 2015

Ann Dixon
Homer Public Library
500 Hazel Avenue
Homer, AK 99603

Dear Ann,

The total Public Library Assistance grant for FY2016 for the Homer Public Library will be \$6,650. Although the State Library has reduced the grant, your library may NOT reduce the amount of local match, **\$7,000.**

The reason that we will not be able to fund grant requests at \$7,000 is that the grant line in the State Library's budget has not been fully funded for some years. Since the money appropriated is not sufficient to fully fund the grants, regulations require that we: "reduce each grant proportionally."

In order to receive your grant check as soon as possible, please:

- **Return the enclosed grant agreement and budget revision as soon as you can.** Two different people (the librarian and the appropriate legal authority) must sign the grant agreement, since it is a legal document committing your library to certain obligations in return for receiving the public library assistance grant. Once we have your agreement and budget revision, we will start mailing out grant checks.
- **Please review your original grant budget and revise that budget to show how you plan to spend the lower amount of the grant.** For libraries without branches, show how you plan to spend \$6,650, rather than the \$7,000 you requested on the grant application. We have included a copy of the budget from your original grant application and a budget revision form. This budget revision form should be submitted with your grant agreement.
- As you fill out the budget revision form, please remember that the library **MUST** spend at least \$3,500 on the Collection (Library Materials). **Of this \$3,500, each library may include UP TO a total of \$500 for Electronic Materials and Online Services.** We have broadened the definition of **Electronic Materials and Online Services to include: Internet Service Provider (ISP) fees, OCLC license fees, and database access or purchase fees.**

The FY2016 Public Library Assistance grant year starts July 1, 2015. Librarians and officials should carefully note and follow the regulations governing the administration of this grant. To remain eligible for the grant, the library **MUST**:

- Submit by September 1, 2016 the following legally required reports for FY2016: Final Grant Report, Technology Report, and Annual Public Library Report.
- Spend at least \$3,500 on library materials and online services.
- Be open at least 10 hours per week for 48 weeks.
- Schedule some evening and weekend hours each week.
- Have **trained** paid or volunteer staff on duty in the library during **all** open hours.
- Combined school/public libraries must take special care to not use grant money or local funds used as matching money for school library purposes. This includes purchasing school-type library materials (books, magazines, etc.)

Each library director is required to attend at least 6 hours of continuing education during the current two year cycle, which includes FY2015 and FY2016 (July 2014 through June 2016). If you attended continuing education during FY2015, do be sure to record that training on your FY2015 public library annual report.

The State Library audits the records of selected libraries at the end of the grant year and reclaims any grant funds not properly accounted for. Also, any portion of this grant money not spent or encumbered by June 30, 2016 must be returned to the State Library. Please call or write if you have questions. You may contact me at: alex.pock@alaska.gov Thank you.

Sincerely,



Alex Pock
Grants Administrator

Alaska Public Library Assistance Grant Agreement FY2016

This agreement made and entered into this second day of July 2015, by and between the **Alaska State Library**, hereafter referred to as the Grantor; and the **Homer Public Library** hereafter referred to as the Grantee.

Whereas, the State of Alaska has appropriated funds for public library assistance; and whereas, the application of the Grantee for a grant for public library assistance has been approved. NOW THEREFORE, for and in consideration of the mutual covenants herein contained the parties hereto agree as follows:

The Grantor will agree to:

1. Furnish funds in the amount of **\$6,650**.
2. Provide advisory services in furtherance of the grant project.

The Grantee will agree to:

1. Expend local funds of at least **\$7,000** for project purposes. Funds may be expended only for public library purposes and must be clearly attributable to public library services and operations.
2. Provide at least the following services free to residents of the municipality or community:
 - Establish and maintain a collection of books and other materials for loan;
 - Provide access to interlibrary loans;
 - Provide reading or other educational programs for children; and
 - Provide reference information.
3. Abide by the conditions set forth in its application and approved by the Grantor, including:
 - The number and timing of open hours;
 - The existing and ongoing educational requirements for the library director.
4. Expend at least \$3,500 on library materials and online services for each outlet.
5. Have trained staff on duty in the library during the scheduled open hours.
6. Submit a Final Grant and Technology Report and Public Library Annual Report by September 1, 2016.
7. Maintain accurate records for auditing purposes.
8. Return any grant funds unexpended or unencumbered by June 30, 2016, and all funds for which there is no proper accounting.
9. Repay any portion of grant funds that have not actually been matched by local funds over the course of the grant period.
10. Receive prior approval from the Grantor for any line item change that exceeds 10% of the line item, except that no prior approval is required for:
 - Line item changes of less than \$100; or
 - Line item changes that add funds to library materials.

The source of funding for this agreement is as follows:

State Sources

\$6,650

By accepting this award or agreement, the grantee may become subject to the audit requirements of State of Alaska Administrative code 2 AAC 45.010. As a result, the grantee may be required to provide for an audit and to permit independent auditors to have access to their records and financial statements. The grantee should consult with an independent auditor for assistance in determining audit requirements for each fiscal year.

The undersigned understands and agrees to the conditions of this agreement. Both signatures are required.

For the Library

For the Legal Entity

Ann Huxon

Signature

Signature

Library Director 7/10/2015

Title

Date

Title

Date

**PLEASE MAKE A PHOTOCOPY OF THE SIGNED AGREEMENT FOR YOUR RECORDS
RETURN BY SEPTEMBER 1, 2014 TO: GRANTS ADMINISTRATOR, ALASKA STATE LIBRARY,
344 WEST THIRD AVENUE, SUITE 125, ANCHORAGE, AK 99501**

PUBLIC LIBRARY ASSISTANCE GRANT FY2016

Budget Revision

Budget Summary	Local Funds for Project	Grant Funds Requested	Total Project Budget
a. Personnel			
1. Salaries and Wages (Actual funds)	\$388,864	0	\$388,864
2. Benefits	\$250,360	0	\$250,360
3. Value of Volunteer Labor		Not applicable	
b. Collection (Library Materials)			
1. Books in Print Format	\$43,812	\$6,650	\$50,462
2. Subscriptions in Print Format	\$ 6,211	0	\$ 6,211
3. Audiovisuals	\$13,000	0	\$13,000
4. Electronic (Digital) Materials and Online Services (No computers or e-readers.)	\$10,977	0	\$10,977
5. Initial \$500 Spent on Internet Service Provider (ISP) Fees. (Report remaining ISP fees on line c-6. No computers or e-readers.)	\$ 500	0	\$ 500
6. Other Materials such as Microforms, Computer Software for Patron Use, Games and Toys. (No computers or e-readers.)	\$0	\$0	\$0
c. Other Expenditures			
1. Building Operations	\$76,067	0	\$76,067
2. Furniture, Equipment, Computers, E-Readers	\$ 6,758	0	\$ 6,758
3. Travel	\$ 7,300	0	\$ 7,300
4. Supplies	\$10,470	0	\$10,470
5. Services (Do NOT include internet service provider fees on this line.)	\$29,080	0	\$29,080
6. Internet Service Provider Fees paid beyond \$500 total. (List first \$500 of ISP fees on line b-5 above.)	\$ 6,000	0	\$ 6,000
7. All Other Unreported Expenditures.	\$ 5,462	0	\$ 5,462
d. Total	\$854,861	\$6,650	\$861,511

As Amended for Library Name: Homer Public Library

Signature: _____ Date _____

Approved: _____ Date _____

For the Alaska State Library: _____

1. The Alaska State Library must approve any change of more than 10% to any budget line on your original grant application. Please show the entire revised budget in the budget summary above.
2. Changes of less than \$100 to any line item or any change that adds funds to amounts budgeted for library materials (lines B1 through B6) do NOT need to be approved by the State Library, even if the change is more than 10%.
3. The librarian should sign this form, then fax it to 907-269-6580 or mail it to Alaska State Library, 344 West Third Avenue, Suite 125, Anchorage, AK 99501 or send a scanned copy to: *Alex.Pock@alaska.gov*
4. The grants administrator at the Alaska State Library will sign this form and return it to you.
5. Keep the signed copy of this budget revision with your original grant application. Questions? Call 1-800-776-6566!

FY2016 ALASKA PUBLIC LIBRARY ASSISTANCE GRANT APPLICATION

DUE: April 1, 2015

1. Library Name: Homer Public Library
2. Street, City, ZIP: 500 Hazel Ave., Homer, AK 99603
3. Head Librarian: Ann Dixon 4. Phone No: 907-435-3151
5. Fax No: 907-235-3136 6. E-mail: adixon@ci.homer.ak.us
7. Mailing address if award is done as paper check: _____
8. Schedule of Hours Library Will Be Open (Note any seasonal library schedule changes you expect this year):

Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Total Hours Per Week	Weeks Open Per Year
To	10 To 6	10 To 8	10 To 6	10 To 8	10 To 6	10 To 6	52	52

9. If the library will be open fewer than 52 weeks, which weeks will your library be closed?

10. Number of branch libraries and/or bookmobiles: 0 Please fill out the enclosed **Branch Library or Bookmobile Application Addendum Page** and attach to the grant application. Currently applies just to Anchorage, Barrow, Fairbanks, Juneau, Kotzebue, and Naknek.

11. Budget Summary:

	Local Funds for Match	Public Library Assistance Grant Funds Requested	Total Project Budget
a. Personnel			
1. Salaries and Wages (Actual funds)	\$388,864	0	\$388,864
2. Benefits	\$250,360		\$250,360
3. Fair Value Rate for Volunteer Labor (#12 below)		Not Applicable	
b. Collection (Library Materials)			
1. Books in Print Format	\$43,812	\$7,000	\$50,812
2. Subscriptions in Print Format	\$ 6,211	0	\$ 6,211
3. Audiovisuals	\$13,000	0	\$13,000
4. Electronic (Digital) Materials and Online Services (No computers or e-readers)	\$10,977	0	\$10,977
5. Initial \$500 Spent on Internet Service Provider (ISP) Fees (Expends. up to \$500 and no computers)	\$ 500	0	\$500
6. Microforms, Computer Software for Patron Use, Games and Toys (No computers or e-readers)	\$ 0	0	0
c. Other Expenditures			
1. Building Operations	\$76,067	0	\$76,067
2. Furniture, Equipment, Computers & E-Readers	\$ 6,758	0	\$ 6,758
3. Travel	\$ 7,300	0	\$ 7,300
4. Supplies	\$10,470	0	\$10,470
5. Services (Do NOT include internet service provider fees on this line)	\$29,080	0	\$29,080
6. Internet Service Provider Fees Paid Beyond \$500 Total (List initial \$500 of ISP fees on Line b-5 above)	\$ 6,000	0	\$ 6,000
7. All Other Unreported Expenditures	\$ 5,462	0	\$ 5,462
d. Total	\$854,861	0	\$854,861

Note: If Local Funds for Match column totals \$7,000 or more, you should request \$7,000 in Grant Funds Requested column.

12. **Fair Value Rate for Volunteer Labor:** If your library is claiming volunteer labor as part of the local match, please note the number of volunteer hours you expect to accrue during FY2016 and the hourly rate claimed. You may only claim up to the total number of hours that the library is open for the entire year. *(For the hourly rate, see Personnel on page 6 in the enclosed packet. In FY2016, the hourly rate has increased substantially.)*

Total Volunteer Hours: _____ times Hourly Rate: \$ _____ = Fair Value Rate for Volunteer Labor \$ _____

13. **Every public library that receives the Alaska public library assistance grant is required by law to provide four basic library services. Please answer the following questions for each of these four required services, even if you do not plan to use grant funds for that service.**

- a. Provide a collection of books and other materials for loan – How will this your library collections be increased or improved? What activities will you undertake to achieve your objectives? Will staff receive training in this service area? How will you evaluate improvements to your library collections? Please be specific.

The Public Library Assistance Grant will be used to purchase books for the Homer Public Library. Fiction and nonfiction in the adult, young adult and juvenile collections will be updated and expanded to provide accurate and current materials for patrons. Worn-out but still popular titles will be replaced.

Guided by our recently updated collection development policy, and utilizing a variety of reviewing resources, library staff will evaluate, select and purchase books to meet the interests and needs of the Homer community.

Collection development staff receives on-going training in their areas of acquisitions, through webinars, online classes, and attendance at library workshops and conferences.

In 2014 HPL added 4,299 print volumes and withdrew 4,403, for a total book count of 39,954 print volumes. A PLAG grant of \$7,000 should enable us to add at least 280 books at \$25/book.

- b. Provide access to interlibrary loan (ILL) services – How will ILL service be increased or improved? What activities will you undertake to achieve your objectives? Will staff receive training in this service area? Do you plan to use the 800# ILL and Reference Backup Service in Anchorage to provide ILLs to your patrons? (See box below.) How will you evaluate improvements to ILL services? Please be specific.

In 2014 HPL borrowed 322 items and loaned 492. Increasing and improving our collection enables us to decrease our borrowing and to serve as a lending resource for other libraries. Library staff continues to use CLIO software to manage ILL requests, as well as to determine borrowing trends, which assists collection development staff in selecting purchases. No one was able to attend the Northwest Interlibrary Loan and Resource Sharing Conference in 2014 but we hope to this year. Both staff members who process Interlibrary Loans receive on-going training as it is available through OCLC. We have used the 800# ILL and Reference service this past year and will continue to do so when we need help. This past year we have facilitated several major research projects involving multiple ILL requests from out-of-state sources.

Did you know that the State Library gives the Anchorage Public Library a grant every year to provide you with interlibrary loan and reference backup services for your patrons? If you need help with ILL, call the helpful ladies at 1-800-261-2838! (Please do NOT give this number to your patrons. Only library staff or library volunteers may use this number.)

- c. Provide reference services – How will reference services be increased or improved? What activities will you undertake to achieve your objectives? Will staff receive training in this service area? Do you plan to use the 800# ILL and Reference Backup Service in Anchorage to provide reference answers to your patrons? (See box below.) How will you evaluate improvements to reference services? Please be specific.

HPL provides reference services using print, electronic, and community resources. We answer questions and provide information by telephone, e-mail, and instant messaging. Staff continually evaluates titles in both print and electronic formats. We track use of these resources by staff and patrons to determine levels of use. For example, our previous online encyclopedia was not being used much so we are changed to a different product. We have subscribed to *America's News* for one year to test its usefulness to staff and patrons.

Patrons continue to request print reference materials, especially for maps, atlases, financial resources, how-to, and Alaskan materials. We are generally able to answer most questions to the satisfaction of our patrons but will utilize the Anchorage 800# when we cannot. Twice a year we collect data on reference questions to measure frequency, type, and method of request.

Don't forget that you can call the Anchorage Public Library for help with the reference questions you get from your patrons. The State Library gives Anchorage a grant every year so you can call the helpful ladies at 1-800-261-2838! (Please do NOT give this number to your patrons. Only library staff or library volunteers may use this number.)

- d. Provide reading and/or educational programs for children – How will children's programs be increased or improved? What activities will you undertake to achieve your objectives? Will staff receive training in this service area? How will you evaluate improvements to children's programming? For combined school public libraries, what programs are you planning for pre-school children? Please be specific.

HPL has three year-round programs for children: Preschool Story Hour, Small Fry Storytime for children under two years, and the Summer Reading Program. In 2014, 3,707 patrons attended story times, up from 3,043 in 2013. Attendance at Summer Reading Program events was 844, a modest increase from the previous year at 818. In 2014 our Youth Services Librarian position was increased to full-time, enabling us to increase our story times to three per week, add monthly special events, and conduct outreach activities. The youth librarian has also focused on collection development.

Both our Youth Services Librarian and I attended Every Child Ready to Read training in October. She participates in online training, attends AKLA, and conducts training for others in early childhood media. Library staff and Friends of the Homer Library board members regularly review our children's programming. We solicit ideas, suggestions, and community participation in programs and events for children. Participation numbers and patron feedback are important factors in our evaluation.

Note: This grant application is a legal document committing your library to a specific course of action. This application MUST have two signatures from two different people.

For the Library:

For the Legal Entity:

Ann Dixon
 Print or Type Name
Ann Dixon
 Signature
Director 3/20/2015
 Title Date

To Johnson
 Print or Type Name
[Signature]
 Signature
Acting
City Manager 3/20/15
 Title Date

Questions? Contact Alex Pock, 1-800-776-6566
Copy application for your files and return original application to: Grants Administrator,
Alaska State Library, 344 West Third Avenue, Suite 125, Anchorage, AK 99501

ORDINANCE REFERENCE SHEET
2015 ORDINANCE
ORDINANCE 15-28

An Ordinance of the Homer City Council Repealing and Reenacting Homer City Code Chapter 18.12, Municipal Property Sales, Regarding the Methods and Procedure for Disposing of Interests in Real Property Owned by the City.

Sponsor: City Manager

1. City Council Regular Meeting July 27, 2015 Introduction
 - a. Memorandum 15-123 from City Manager as backup

1 **CITY OF HOMER**
2 **HOMER, ALASKA**

3 City Manager

4 **ORDINANCE 15-28**

5 AN ORDINANCE OF THE HOMER CITY COUNCIL REPEALING AND
6 REENACTING HOMER CITY CODE CHAPTER 18.12, MUNICIPAL
7 PROPERTY SALES, REGARDING THE METHODS AND PROCEDURE
8 FOR DISPOSING OF INTERESTS IN REAL PROPERTY OWNED BY
9 THE CITY.
10

11
12 THE CITY OF HOMER ORDAINS:

13
14 Section 1. Homer City Code Chapter 18.12, Municipal Property Sales, is repealed and
15 reenacted to read as follows:
16

17 Chapter 18.12
18 DISPOSAL OF REAL PROPERTY

19 Sections:

- 20 18.12.010 Powers.
21 18.12.020 Real property disposal procedure.
22 18.12.030 Appraisal.
23 18.12.040 Disposal for fair market value.
24 18.12.050 Exempted disposals of real property.
25 18.12.060 Easements, rights-of-way and other public areas.
26 18.12.070 Proceeds of sale of foreclosed properties.

27
28 18.12.010 Powers.

29 The city has the power to sell, donate, exchange or make other dispositions of real
30 property or interests in real property, subject to the requirements in this chapter.
31

32 18.12.020 Real property disposal procedure.

33 a. A proposal to dispose of real property owned by the city may be initiated by the city
34 manager or the council, or in response to a request received from any person.

35 b. The disposal of real property shall be authorized by ordinance. The ordinance shall
36 include a finding that the property is no longer required for a public use, and shall include
37 such terms and conditions of the disposal as the council shall determine. For property that
38 the city acquired through foreclosure, the ordinance shall include the information and be
39 adopted under the procedure required by HCC 18.06.042.

40 c. Notice of any proposed disposal of real property shall be posted on the city's
41 website for at least two consecutive weeks before the ordinance authorizing the transaction

42 is considered by the city council in final reading, in addition to any other notice required by
43 the Alaska Statutes.

44 d. Real property shall be sold at public auction or by an invitation for competitive
45 sealed bids or proposals, except when the council finds it is advantageous to the city to sell
46 real property by another method, including without limitation lotteries, over-the-counter
47 sales or sole source negotiations.

48 e. The city manager shall conduct and close the disposal in accordance with the terms
49 of the authorizing ordinance, including executing all necessary documents. The city manager
50 may execute a deed for real property sold by the city only upon receipt of full payment and
51 compliance with all terms and conditions of the conveyance. Conveyance shall be quitclaim
52 deed.

53

54 18.12.030 Appraisal.

55 Before disposing of any real property whose most recent assessment by the Kenai
56 Peninsula Borough is greater than fifty thousand dollars, the city shall obtain an appraisal of
57 the fair market value or the property from a competent independent appraiser, performed
58 not more than twelve months before the date of the disposal; provided that no appraisal is
59 required in any of the following situations:

60 a. The property is being sold at public auction, by competitive sealed bid, or some
61 other form of competitive bid or proposal process open to the public;

62 b. The property is being conveyed in a transaction authorized by HCC 18.12.050;

63 c. The council has authorized the disposal of the property for less than fair market
64 value in accordance with HCC 18.12.040; or

65 d. The council has determined that the fair market value of the property can be
66 reasonably determined through other means.

67

68 18.12.040 Disposal for fair market value.

69 The sale price for a disposal of real property shall not be less than fair market value
70 unless the council finds in the ordinance authorizing the transaction that a lower price would
71 be in the best interest of the city.

72

73 18.12.050 Exempted disposals of real property.

74 The city may dispose of real property without complying with the provisions of HCC
75 18.12.020 (c) and (d), and 18.12.040, to any of the following:

76 a. The United States, the State of Alaska, a political subdivision of the State, or an
77 agency of any of these entities.

78 b. A public utility for use in providing a public utility service.

79 c. An organization that the United States Internal Revenue Service recognizes as an
80 organization described in Section 501(c)(3) of the Internal Revenue Code of 1986, to be used
81 solely for the organization's exempt purpose.

82 d. The owner or owners of contiguous property, of a parcel that contains an area less
83 than the minimum required for improvement under applicable zoning or that cannot

84 reasonably be improved without violating setback or yard requirements because of its shape
85 or topography.
86

87 18.12.060 Easements, rights-of-way and other public areas.

88 a. The city may reserve from any conveyance of real property any easement or right-
89 of-way that the council finds to be required for existing or future public purposes. The effect
90 of any such reservation shall be considered in determining the fair market value of the
91 property.

92 b. The vacation of streets, alleys or other public areas, and the disposition of title to
93 the vacated area, is governed by Chapter 20.70 of the Kenai Peninsula Borough Code of
94 Ordinances.

95
96 18.12.070 Proceeds of sale of foreclosed properties.

97 a. Subject to subsection (b) of this section, the proceeds of a sale of foreclosed real
98 property shall be applied first to the cost of collection with the remainder divided between
99 the Kenai Peninsula Borough and the City in proportion to the respective municipal taxes and
100 assessments against the property at the time of foreclosure.

101 b. The former record owner is entitled to the proceeds of a sale of foreclosed real
102 property that has been held by the City for less than 10 years after the close of the
103 redemption period and never designated to be retained for a public purpose pursuant to HCC
104 18.06.042, in excess of the sum of the following:

105 1. The amount of unpaid taxes and assessments.

106 2. The amount equal to taxes and assessments that would have been levied after
107 foreclosure if the property had continued in private ownership.

108 3. Penalty, interest, and costs to the Kenai Peninsula Borough and City of foreclosing
109 and selling the property.

110 4. Costs to the Borough and City of maintaining and managing the property that
111 exceed amounts received by the Borough and City for use of the property.

112 c. If the former record owner is entitled to a portion of the proceeds of sale under
113 subsection (b) of this section, the City shall provide the former record owner with written
114 notice of the amount of the excess and the manner in which to submit a claim therefor. The
115 notice is sufficient if mailed to the former record owner at the owner's last address of record.
116 The City shall remit the excess to the former record owner on presentation of a proper claim,
117 provided that a claim that is not filed until after six months from the date of sale is forever
118 barred.

119
120 Section 2. This Ordinance is of a permanent and general character and shall be
121 included in the City Code.
122

123 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this ____ day of August, 2015.
124
125

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CITY OF HOMER

MARY E. WYTHE, MAYOR

ATTEST:

JO JOHNSON, MMC, CITY CLERK

AYES:

NOES:

ABSTAIN:

ABSENT:

First Reading:

Public Hearing:

Second Reading:

Effective Date:

Reviewed and approved as to form:

Mary K. Koester, City Manager

Thomas F. Klinkner, City Attorney

Date: _____

Date: _____



City of Homer

www.cityofhomer-ak.gov

Office of the City Manager

491 East Pioneer Avenue
Homer, Alaska 99603

citymanager@cityofhomer-ak.gov

(p) 907-235-8121 x2222

(f) 907-235-3148

Memorandum 15-123

TO: Honorable Mayor Wythe and Homer City Council
 FROM: Katie Koester, City Manager
 DATE: July 22, 2015
 SUBJECT: Comparison of Current Municipal Land Sale Code and Ordinance 15-28

During the Land Allocation Plan review process, Council directed staff to work on revisions to the City's procedure for selling land to make land sales less cumbersome and therefore more likely. The table below outlines the changes between current Municipal Land Sales City Code 18.2 and the new proposed ordinance.

CURRENT 18.12	NEW 18.12
Appraisal Good for 6 months Can't sell for less than appraised value Appraisal necessary if over \$1,000 in value	Appraisal Good for 12 months Can sell for less than appraised value if to a non-profit, public utility or owner of contiguous property if certain conditions apply Don't need an appraisal if: -Under \$50,000 KPB assessed value -Council authorizes less than fair market value in ordinance -Council determines fair market value can be determined a different way
Sale to government exempt from appraisal/price floor	Same
Public purpose Council must pass resolution stating there is no public purpose for land	Public purpose Council must include in ordinance authorizing transaction that municipal purpose no longer exists
Notice Public notice required in newspaper and posted in 3 public places 30 days prior to public sale	Notice Public notice required on City website 2 weeks before Ordinance authorizing transaction passes

<p>Procedure Council passes resolution authorizing terms and conditions of sale Sealed bid or auction sale Council approves sale at next regular meeting following sale</p>	<p>Procedure Sale can be initiated by City Manager, Council, or Council on behalf of an individual (sealed bid or auction sale). Process is initiated by ordinance with terms and conditions of sale in ordinance. City Manager can execute final land sale agreement according to terms of the Ordinance (does not have to come back to Council).</p>
<p>Foreclosed property If a property was acquired by the City through foreclosure less than 10 years before the date of sale, the former owner is entitled to a portion of the sale after all unpaid taxes and assessments are collected.</p>	<p>Same</p>

1 **CITY OF HOMER**
2 **HOMER, ALASKA**

3 City Manager/
4 Public Works Director

5 **RESOLUTION 15-057**

6
7 A RESOLUTION OF THE HOMER CITY COUNCIL AWARDING THE
8 CONTRACT FOR THE WASTE WATER TREATMENT PLANT
9 CLARIFIER FLIGHT REFURBISHMENT PROJECT TO THE FIRM OF
10 METALIZING, INC. OF KENAI, ALASKA, IN THE AMOUNT OF
11 \$22,863 AND AUTHORIZING THE CITY MANAGER TO EXECUTE
12 THE APPROPRIATE DOCUMENTS.

13
14 WHEREAS, The City Council authorized in the 2015 operating budget an expenditure of
15 \$57,500 to refurbish the sewer treatment plant clarifier skimmers (flights); and
16

17 WHEREAS, Public Works prepared bid documents and solicited bids in accordance
18 with the City's procurement regulations (fax-back bidding procedure); three bids were
19 solicited from qualified coating application contractors; and
20

21 WHEREAS, One bid was received from Metalizing, Inc. of Kenai, Alaska, in the amount
22 of \$22,863 (see Memorandum 15-111); and
23

24 WHEREAS, The firm of Metalizing, Inc. was determined to be the low responsive bidder
25 as the bid was below the engineer's estimate, and the firm is qualified to complete the work;
26 and
27

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

31 NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska, approves
32 the contract award for the Waste Water Treatment Plant Clarifier Flight Refurbishment
33 project to the firm of Metalizing, Inc. of Kenai, Alaska, in the amount of \$22,863 and
34 authorizes the City Manager to execute the appropriate documents.
35

36 PASSED AND ADOPTED by the Homer City Council this 27th day of July, 2015.
37

38 CITY OF HOMER
39

40
41 _____
42 MARY E. WYTHE, MAYOR
43

44 ATTEST:

45

46

47

48 _____
JO JOHNSON, MMC, CITY CLERK

49

50 Fiscal Note: Acct. No. 256-0379 - \$22,863



City of Homer

www.cityofhomer-ak.gov

Public Works

3575 Heath Street
Homer, AK 99603

publicworks@cityofhomer-ak.gov

(p) 907- 235-3170

(f) 907-235-3145

Memorandum 15-111

TO: Mary K. Koester, City Manager
FROM: Carey Meyer, Public Works Director
DATE: July 17, 2015
SUBJECT: **Award of Contract**
Waste Water Treatment Plant Clarifier Flight Refurbishment

The City Council authorized in the 2015 operating budget an expenditure of \$57,500 to refurbish the waste water treatment plant clarifier skimmers (flights).

Public Works prepared bid documents and solicited bids in accordance with the City's procurement regulations (fax-back bidding procedure); two bids were solicited from qualified coating application contractors in the area:

Active Coatings, LLC	Homer	No final quote received
Metalizing, Inc.	Kenai	\$22,863
Engineer's Estimate		\$29,500

Only two firms on the Kenai Peninsula were identified that were qualified to complete the required surface preparation and apply industrial coatings of this type. Other Alaska firms were not provided the opportunity to provide quotes because the cost to ship the skimmer parts (flights) off the Peninsula would have made them uncompetitive.

The firm of Metalizing, Inc. was determined to be the low responsive bidder: the bid was below the engineer's estimate; and the firm is qualified to complete the work.

Recommendation: The City Council pass a resolution awarding the contract for the Waste Water Treatment Plant Clarifier Flight Refurbishment project to the firm of Metalizing, Inc. of Kenai, Alaska, in the amount of \$22,863 and authorizes the City Manager to execute the appropriate documents.

Fiscal Note: 256-0379 (\$22,863)

1 **CITY OF HOMER**
2 **HOMER, ALASKA**

3 City Manager/
4 Public Works Director

5 **RESOLUTION 15-058**

6
7 A RESOLUTION OF THE HOMER CITY COUNCIL AWARDING THE
8 CONTRACT FOR THE OLD TOWN SPEED HUMP INSTALLATION
9 PROJECT TO THE FIRM OF GREGOIRE CONSTRUCTION OF
10 HOMER, ALASKA, IN THE AMOUNT OF \$13,440 AND AUTHORIZING
11 THE CITY MANAGER TO EXECUTE THE APPROPRIATE
12 DOCUMENTS.
13

14 WHEREAS, The City Council passed Ordinance 14-31 which authorized the expenditure
15 of \$84,000 to implement a traffic calming pilot project in the Old Town area, including the
16 installation of speed humps and other devices on Bunnell Avenue, Beluga Place, and the
17 Bishops Beach parking lot; and
18

19 WHEREAS, Public Works solicited bids in accordance with the City's procurement
20 regulations (fax-back bidding procedure); three bids were solicited from qualified local
21 paving contractors; and
22

23 WHEREAS, One bid was received from Gregoire Construction in the amount of \$13,440
24 (see Memorandum 15-112); and
25

26 WHEREAS, The firm of Gregoire Construction was determined to be the low responsive
27 bidder; the bid was below the engineer's estimate and is qualified to complete the work; and
28

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

32 NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska, approves
33 the contract award for the Old Town Speed Hump Installation project to the firm of Gregoire
34 Construction of Homer, Alaska, in the amount of \$13,440 and authorizes the City Manager to
35 execute the appropriate documents.
36

37 PASSED AND ADOPTED by the Homer City Council this 27th day of July, 2015.
38

39 CITY OF HOMER
40

41
42 _____
43 MARY E. WYTHE, MAYOR

44 ATTEST:

45

46

47

48 _____
JO JOHNSON, MMC, CITY CLERK

49

50 Fiscal Note: Acct. No. 160-0774, \$13,440 (Ord. 14-31)



City of Homer

www.cityofhomer-ak.gov

Public Works

3575 Heath Street
Homer, AK 99603

publicworks@cityofhomer-ak.gov

(p) 907- 235-3170

(f) 907-235-3145

Memorandum 15-112

TO: Mary K. Koester, City Manager
 FROM: Carey Meyer, Public Works Director
 DATE: July 17, 2015
 SUBJECT: **Award of Contract
 Old Town Speed Hump Installation**

The City Council passed Ordinance 14-31 which authorized the expenditure of \$84,000 to implement a traffic calming pilot project in the Old Town area, including the installation of speed humps and other devices on Bunnell Avenue, Beluga Place, and the Bishop's Beach parking lot.

Public Works designed the speed hump installation and solicited quotes from three qualified paving firms. Only one firm responded:

Peninsula Paving	Soldotna	No quote received
Clark Management	Anchor Point	No quote received
Gregoire Construction	Homer	\$13,440
Engineer's Estimate		\$15,000

The firm of Gregoire Construction was determined to be the low responsive bidder. The bid was below the engineer's estimate and the firm is qualified to complete the work.

Public Works is finalizing the design of the remaining traffic calming devices (pedestrian delineators, solar speed awareness signs, and temporary parking lot speed bumps); which should be installed as the speed humps are being constructed.

Recommendation: The City Council pass a resolution awarding the contract for the Old Town Speed Hump Installation project to the firm of Gregoire Construction of Homer, Alaska, in the amount of \$13,440 and authorizes the City Manager to execute the appropriate documents.

Fiscal Note: 160-0774 (\$13,440)

1 **CITY OF HOMER**
2 **HOMER, ALASKA**

3 City Manager

4 **RESOLUTION 15-059**

5
6 A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,
7 AWARDING THE CONTRACT FOR AN INSURANCE BENEFIT
8 BROKER AND CONSULTING SERVICES TO THE FIRM OF WELLS
9 FARGO INSURANCE SERVICES USA, INC. OF SEATTLE,
10 WASHINGTON, IN THE AMOUNT OF \$25,000 ANNUALLY FOR A
11 THREE-YEAR TERM AND AUTHORIZING THE CITY MANAGER TO
12 EXECUTE THE APPROPRIATE DOCUMENTS.

13
14 WHEREAS, In accordance with the Procurement Policy the Request for Proposals was
15 advertised in the Homer Tribune on June 3 and the Homer News on June 11, 2015, posted on
16 the Clerk's home page, and sent to an in-state plans room; and

17
18 WHEREAS, Proposals were due by 4:00 p.m. on Friday, June 19, 2015 and two
19 proposals were received by the City Clerk's Office; and

20
21 WHEREAS, On July 14, 2015 a committee reviewed the proposals and determined the
22 lowest responsible and responsive bidder to be Wells Fargo Insurance Services USA, Inc. of
23 Seattle, Washington, submitting a bid in the amount of \$25,000 annually; and

24
25 WHEREAS, This award is not final until notice is received by Wells Fargo Insurance
26 Services USA, Inc. of Seattle, Washington, from the City of Homer.

27
28 NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska, hereby
29 awards the contract for an Insurance Benefit Broker and Consulting Services to the Firm of
30 Wells Fargo Insurance Services USA, Inc. of Seattle, Washington, in the amount of \$25,000
31 annually for a three-year term and hereby authorizes the City Manager to execute the
32 appropriate documents.

33
34 PASSED AND ADOPTED by the Homer City Council this 27th day of July, 2015.

35
36 CITY OF HOMER

37
38 _____
39 MARY E. WYTHE, MAYOR
40

41 ATTEST:

42

43 _____

44 JO JOHNSON, MMC, CITY CLERK

45

46 Fiscal Note: \$25,000, Acct. No. 600-0800-5210



City of Homer

www.cityofhomer-ak.gov

Human Resources

491 East Pioneer Avenue
Homer, Alaska 99603

personnel@cityofhomer-ak.gov

(p) 907-235-8121 x2225

(f) 907-235-3148

Memorandum 15-113

TO: MAYOR WYTHE AND HOMER CITY COUNCIL
THROUGH: KATIE KOESTER, CITY MANAGER
FROM: ANDREA BROWNING, PERSONNEL DIRECTOR
DATE: JULY 20, 2015
SUBJECT: 2015 INSURANCE BENEFIT BROKER AND CONSULTING SERVICES RFP

The City recently issued a Request for Proposals (RFP) for Insurance Benefit Broker and Consulting Services.

A team made up of staff consisting of Personnel Director Browning, Finance Director Li, and Employee Committee Member Jacobsen reviewed the Benefit Broker/Consultant proposals. Two proposals were reviewed and scored based on the requirements in the bid packet:

Wells Fargo Insurance Services \$25,000 Seattle, WA
Mercer \$42,000 Spokane, WA

It is recommended to award the proposal to Wells Fargo Insurance Services, Seattle, WA, for a total cost of \$25,000 annually, since they were the lowest bid, are highly qualified, and met all the requirements of the bid packet.

RECOMMENDATION: Approve a three-year contract with the option to renew for an additional three (3) years if it is in the best interest of the City.

REQUEST FOR PROPOSAL



City of Homer
2015 Benefit Broker/Consultant

RFP #

Release Date: May 28, 2015
Due Date: June 19, 2015 no later than 4:00 PM



City of Homer

www.cityofhomer-ak.gov

491 East Pioneer Avenue
Homer, Alaska 99603

(p) 907-235-8121

(f) 907-235-3140

REQUEST FOR PROPOSAL

2015 Benefit Broker/Consultant

The City of Homer hereby invites qualified firms to submit proposals to provide health benefits consulting.

Proposal packets may be obtained beginning May 28, 2015 at the Clerk's Office, 491 E. Pioneer Ave Homer, Alaska 99603 (907) 235-3130. Electronic proposal documents are also available by contacting the Clerk's Office.

Five (5) complete sets of the proposal package are to be submitted to the City of Homer, Clerk's Office, 491 E. Pioneer Ave Homer, Alaska 99603. These forms must be enclosed in a sealed envelope with the proposer's name on the outside and clearly marked. Faxed or emailed proposals will not be accepted. Proposals received after the time fixed for receipt of the Proposal shall not be considered.

PROPOSAL: 2015 Benefit Broker/Consultant

DUE DATE: June 19, 2015 no later than 4:00 PM

**REQUEST FOR PROPOSAL
2015 BENEFIT BROKER/CONSULTANT**

1.0 GENERAL INFORMATION

1.1 Purpose

The City of Homer is seeking proposals for an Insurance Broker of Record to provide health benefits insurance and ancillary products consulting, marketing and placement services from reputable insurance carriers, finding the desired products at the most competitive price for a period of three (3) years.

1.2 Background

The City of Homer, located in Homer, Alaska is a first class municipality with over 100 employees who work in areas of police, fire, public works, community development, water distribution, finance, library services, administration as well as parks and recreation. Currently, the City of Homer provides life, medical, dental and vision benefits for approximately 100 employees.

1.3 Questions

Any questions regarding this proposal are to be submitted in writing to the Personnel Department by no later than 5:00 p.m. local time on June 8, 2015. Questions may be faxed to 907-235-3148 or emailed to personnel@cityofhomer-ak.gov. The subject line of the email must read: "Questions: RFP for 2015 Benefit/Broker Consultants".

Verbal requests for information will not be accepted. Questions or requests for clarification directed to any employee or elected official of the City of Homer other than the Personnel Director may be grounds for disqualification of a proposal. All questions will be compiled, answered and distributed to all prospective proposers.

1.4 Preparation Costs

The City of Homer shall not be responsible for proposal preparation costs, nor for costs including attorney fees associated with any (administrative, judicial or otherwise) challenge to the determination of the highest ranked proposer and/or award of contract and/or rejection of proposal. By submitting a proposal, each proposer agrees to be bound in this respect and waives all claims to such costs and fees.

1.5 Insurance Requirements

Respondents must maintain a current errors and omissions insurance policy along with general liability insurance policy applicable to employee health benefits consulting in an amount not less than \$5,000,000 per occurrence. Coverage must be maintained throughout the term of the contract. Evidence of this coverage will be required prior to implementation of a contract with the City of Homer.

The City of Homer will be noted as an additional insured on all policies except where prohibited.

1.6 Term of Services

The effective date of the negotiated contract shall be on or about July 15, 2015. It is the City of Homer's intention to obtain the services of a broker for a period of three (3) years. At the end of such period, the broker's performance will be reviewed by the City of Homer Health Insurance

Program administrators who will determine at that time whether or not it is in the best interest of the City of Homer to again seek competitive proposals or to continue with the incumbent broker for an additional three (3) year period. However, the City of Homer must reserve the right to terminate the services of the broker upon any anniversary date should said services prove to be unsatisfactory. City of Homer must also reserve the right to seek insurance coverage from other sources at any time should the servicing broker be unable to place coverage at any time.

2.0 RULES GOVERNING COMPETITION

2.1 Examination of Proposals

Proposers should carefully examine the entire RFP and any addenda thereto, and all related materials and data referenced in the RFP. Proposers should become fully aware of the nature of the work and the conditions likely to be encountered in performing the work.

2.2 Proposal Acceptance Period

Award of this proposal is anticipated to be announced within thirty (30) calendar days, although all offers must be complete and irrevocable for sixty (60) days following the submission date.

2.3 Confidentiality

The content of all proposals will be kept confidential until the selection of the Consultant is announced. At that time, the selected proposal is open for review by the competing proposers, excluding any tabulations and evaluations thereof. After the award of the Contract, all proposals will then become public information.

2.4 Proposal Format

Proposals are to be prepared in such a way as to provide a straight forward, concise delineation of the proposers' capabilities to satisfy the requirements of this RFP. Emphasis should be concentrated on:

- a. Conformance to the RFP instructions;
- b. Responsiveness to the RFP requirements;
- c. Completeness and clarity of content.

2.5 Signature Requirements

All proposals must be signed. A proposal may be signed by: an officer or other agent of a corporate vendor, if authorized to sign contracts on its behalf; a member of a partnership or limited liability company; an owner of an individually-owned vendor; or other agent if properly authorized by a power of attorney or equivalent document. The name and title of the individual(s) signing the proposal must be clearly shown immediately below the signature.

2.6 Proposal Submission

Five (5) copies of the complete proposal package are to be submitted no later than 4:00 p.m. local time on June 19, 2015 to the Clerk's Office, 491 E Pioneer Ave, Homer, Alaska 99603. Proposals shall be completely sealed in an envelope clearly marked with the company name. The City of Homer reserves the right to establish any and all elements or terms of this proposal. All proposals submitted shall be binding upon the contractor if accepted by the City of Homer.

2.7 Tax Compliance

City of Homer Code requires that businesses or individuals contracting to do business with the City of Homer be in compliance with City of Homer tax provisions. No contract will be awarded to any individual or business found to be in violation of the City of Homer Code of Ordinances in several areas of taxation.

2.8 Licenses and Certifications

Proposers shall include with their proposals copies of all licenses, certificates, registrations and other credentials required for performance under the contract. Documentation must be current and must have been issued by or under authority of the State of Alaska or, if documentation is from an outside jurisdiction, such documentation must be accepted as valid by the State of Alaska for performance in Alaska. Such documentation shall include, but is not limited to, Alaska business license and applicable professional licenses, registrations and certificates.

2.9 News Releases

News releases pertaining to the award resulting from the RFPs shall not be made without prior written approval of the City of Homer.

2.10 Disposition of Proposals

All materials submitted in response to this RFP will become the property of the City of Homer. One copy shall be retained for the official files of the Clerk's Office and will become public record after award of the Contract.

2.11 Oral Change/Interpretation

No oral change or interpretation of any provision contained in this RFP is valid whether issued at a pre-proposal conference or otherwise. Written addenda will be issued when changes, clarifications, or amendments to proposal documents are deemed necessary by the City of Homer.

Proposer shall acknowledge receipt of each addendum in the space provided on the Cost Proposal Form. Only a proposal acknowledging receipt of all addenda may be considered responsive, unless the addendum, in the opinion of the Personnel Director or the agency head, would have no material effect on the terms of the proposal. It is the proposer's responsibility to assure that it has received all addenda.

2.12 Modifications of Proposals

Modifications will be accepted by the City of Homer and binding upon the responding firm where the modification:

- a. Is received by the City of Homer at the place designated for submission of RFP responses prior to the deadline.
- b. Is sealed in an envelope clearly stating "RFP for 2015 Benefit Broker/Consultants Modification" and the name of the responding firm.
- c. Is signed by the same individual who signed the original submittal.

The modification document shall include a photocopy of each page of the original submittal that the responding firm seeks to modify, with the modification and the respondent's signature clearly set out in ink on each page. Facsimile modification documents will be accepted within a sealed envelope provided that the proposer's signature is clearly legible.

Should there be more than one submittal modification from a responding firm, the last modification received prior to the deadline shall be opened and applied to the submittal. All earlier modifications shall be returned to the responding firm unopened.

Any modification, which fails to meet any requirement of this section, shall be rejected and the submittal shall be considered as if no modification had been attempted.

2.13 Late Submissions

PROPOSALS NOT RECEIVED PRIOR TO THE DATE AND TIME SPECIFIED IN THE COVER LETTER WILL NOT BE CONSIDERED AND WILL BE RETURNED UNOPENED AFTER RECOMMENDATION OF AWARD.

2.14 Withdrawal of Proposals

At any time prior to the scheduled closing time for receipt of RFP submittals, any responding firm may withdraw their submittal, either personally or by written request. However, a proposal may not be withdrawn after opening without the written consent of the City of Homer.

2.15 Acceptance – Rejection of Proposals

The City of Homer may reject any or all proposals if the City Manager determines that it is in the best interest of the City of Homer, and may waive irregularities, other than the requirements for timeliness and manual signature, if the irregularities do not affect the competitive advantage of any proposer. If any proposer has interest in more than one proposal, all proposals in which such proposer has an interest shall be rejected.

2.16 Choice of Law and Jurisdiction

The laws of the State of Alaska shall govern this RFP, and any legal action brought thereon shall be filed in the trial courts for the State of Alaska in the Third Judicial District at Homer, Alaska.

3.0 **SCOPE OF WORK**

The scope of the services provided by the insurance broker shall include the following:

Analytical Services

Design of health care plans, cost-containment and other plan design recommendations

- a. Review benefit designs and compare to Client's strategic objectives. Recommend modifications where appropriate.
- b. Evaluate the impact of plan modifications on employees and the potential savings to Client.
- c. Evaluate alternate carriers and product offerings, FSA's, HRA's, etc.

- d. Assist with COBRA vendors & implementation materials (if not provided through primary insurance carrier)
- e. Provide benefit benchmarking, as appropriate.
- f. Provide any other services that are usual and necessary for prudent administration of the City of Homer's benefits program.

Preparation of bid specifications (RFP) (as needed)

- a. Consult with Client to establish objectives for market review and identify potential carriers or vendors.
- b. Assemble benefit, rate and claim data for inclusion in RFP.
- c. Deliver RFP to selected vendors and provide any requested additional information.

Analysis of proposals and presentation of findings

- a. Receive proposals and prepare a bid analysis, including recommendations
- b. Compare costs, funding, benefits, contracts, negotiated provider discounts, employee network disruption issues, financial strength and anticipated service level for each carrier or vendor, as appropriate.
- c. Present recommended carriers or vendors. Recommendation supported by detailed analysis.
- d. Organize finalist meetings, if necessary

Renewal and negotiation

- a. Evaluate carrier underwriting practices.
- b. Negotiate with carriers based on internal underwriting analysis and market trends.
- c. If new carriers or providers are selected, assist in development of administrative procedures, review contracts, agreements, booklets, and other associated forms necessitated by the transfer.

Reporting/Service Meetings

- a. Claims and utilization reporting or summary.
- b. Review of annual accounting (as appropriate).
- c. Benefit Resource Center Reports

Account Management Services

Contract Review

- a. Perform contract and Benefit Booklet review for each brokered plan

Council Meetings

- a. Preparation for and attendance at Council and other appropriate meetings for the purpose of explaining status reports and recommended changes or courses of action;

Employer/Employee Communications

- a. Assist in conducting employee meetings to discuss benefit topics

- b. Consolidated Benefit Summary distributed annually
- c. Technical Bulletins as needed

Compliance & Tax Reporting

- a. Provide plan compliance materials as required by the Employee Benefits Security Administration
- b. ACA Compliance Services
- c. ERISA, IRS, DOL, ADA, FMLA, State of Alaska DOI Compliance Services

4.0 PROPOSAL AND SUBMISSION REQUIREMENTS

To achieve a uniform review process and obtain the maximum degree of comparability, it is required that the proposals be organized in the following manner:

4.1 Letter of Transmittal

- a. Briefly state your understanding of the services to be performed and make a positive commitment to provide the services as specified.
- b. List name(s) of the person(s) who are authorized to make representations for your firm, their titles, address, and telephone numbers.
- c. The letter must be signed by a corporate officer or other individual who has the authority to bind the firm.

4.2 Experience/Qualification

- a. Detail the firm's experience in the same or similar areas of expertise, stability, and its adaptability to providing the required services. Provide how the firm will support the City of Homer in plan review, RFP analysis, contract negotiation/ implementation, and ancillary benefits.
- a. Describe your experience with public sector plans and include at least three (3) references for which your firm has provided the same or similar services. Include a point of contact, telephone number, e-mail address, and a brief description of the services provided.
- c. Identify key project staff and sub-consultants expected to provide services on behalf of the firm.

4.3 Available Resources/Consultant Location

Provide information on resources available to your firm, which indicates that you have access to the services necessary to perform the work.
Describe the firm's location where the primary services are to be provided and the ability to meet in person with Department personnel when required during the performance of the contract.

4.4 Methodology and Approach

Provide detailed information on the firm's methodology in meeting the scope of work requirements identified in Section 3.0. Describe overall approach to include any special considerations, which may be envisioned.

Detail the firm's ability to assist the City of Homer in securing coverage as needed for health coverage, life insurance and other policies currently in place for the City of Homer benefits program.

4.6 Fee Schedule

Under a separate cover, submit one copy of a fee schedule for all services. The broker's compensation shall be on a flat fee basis, as mutually agreed to by the City of Homer and the Broker. Said fee shall be paid annually either in one lump sum or in increments mutually agreed to by the City of Homer and the Broker, upon delivery to the City of Homer of the appropriate contract, to include any necessary and/or required endorsements.

5.0 EVALUATION AND CRITERIA PROCESS

A committee of individuals representing the City of Homer will perform evaluation of the proposals. The committee will rank the proposals as submitted. The City of Homer reserves the right to award a contract solely on the written proposal. The City of Homer also reserves the right to request oral interviews with the highest ranked firms (short list). The purpose of the interviews with the highest ranked firms is to allow expansion upon, and possible refinement of, the written responses. If interviews are conducted, a maximum of three (3) firms will be short-listed. A second score sheet will be used to score those firms interviewed. The final recommendation for selection will be based on the total of all evaluators scores achieved on the second rating. The same categories and point ranges will be used during the second evaluation as for the first.

The evaluation committee will forward a recommendation for contract award based on points awarded. The firm, whose proposal is ranked highest, may be invited to enter into final negotiations with the City of Homer for the purposes of contract award.

5.1 Criteria

The criteria to consider during evaluations, and the associated point values, are as follows:

- | | | |
|----|-----------------------------|------------------|
| 1. | Experience/Qualifications | 20 points |
| 2. | Key Staff/Sub-consultants | 10 points |
| 3. | Quality of Written Proposal | 20 points |
| 4. | Available Resources | 10 points |
| 5. | Methodology/Approach | 20 points |
| 6. | Cost | <u>20 points</u> |

Total Points Available 100 points

5.2 Qualitative Rating Factor

Firms will be ranked using the following qualitative rating factors, excluding cost, for each RFP criteria-

1.0	Outstanding
.8	Excellent
.6	Good
.4	Fair
.2	Poor
0	Unsatisfactory

The rating factor for each criteria category will be multiplied against the points available to determine the total points for that category.

6.0 SELECTION PROCESS

The Proposer with the highest total evaluation points may be invited to enter into contract negotiations with the City of Homer. If an agreement cannot be reached with the highest ranked Proposer, the City of Homer shall notify the proposer and terminate the negotiations. If proposals are submitted by one or more other proponents determined to be qualified, negotiations may then be conducted with such other proposers in the order of their respective rankings. This process may continue until successful negotiations are achieved. The City of Homer reserves the right to reject any and all proposals submitted.

8.0 SAMPLE CONTRACT OR MINIMUM MANDATORY CONTRACT PROVISIONS

In addition to carefully reading all of the information in the RFP, all Proposers must carefully read and review the attached sample contract. The successful Proposer shall be required to enter into a Contract with the City of Homer, which will be substantially similar to the sample.

Therefore, the Proposer must make any proposed changes to the sample Contract consistent with Section 1.3 of this RFP

IF NO CHANGES ARE MADE, THE PROPOSER SHALL BE DEEMED TO HAVE ACCEPTED THE SAMPLE CONTRACT. IF THE RESPONDENT MAKES CHANGES, SUCH CHANGES WILL BE CONSIDERED IN ANY NEGOTIATIONS WITH THE CITY OF HOMER. CHANGES MADE TO THE SAMPLE CONTRACT SHALL NOT BE CONSIDERED DURING PROPOSAL EVALUATIONS.

PROFESSIONAL SERVICES AGREEMENT
FOR
2015 BENEFIT BROKER/CONSULTANT

THIS AGREEMENT made and entered by and between the CITY OF HOMER and _____.

Section 1. Definition. In this Agreement:

1. The term "Consultant" means _____.
2. The term "City Manager" means the City Manager of the City of Homer or his authorized representative.

Section 2. Scope of Services. The Consultant shall perform all the services provided for by this Agreement:

See Attachment A, incorporated by reference as if fully set forth herein.

Section 3. Personnel. Personnel shall be limited to _____.

Section 4. Time of Performance. The services of the Consultant shall commence on or around July 15, 2015, and shall terminate on July 31, 2018. The period of performance may be extended for additional periods only by the mutual written agreement of the parties.

Section 5. Compensation.

- A. Subject to the provisions of this Agreement, the City of Homer shall pay the Consultant a total sum for all services and expenses for the term of this Agreement not exceeding the sum of \$_____.
- B. Except as otherwise provided in this Agreement, the City of Homer shall not provide any additional compensation, payment, service or other thing of value to the Consultant in connection with performance of Agreement duties. The parties understand and agree that, except as otherwise provided in this agreement, administrative overhead and other indirect or direct costs the Consultant may incur in the performance of its obligations under this Agreement have already been included in computation of the Consultant's fee and may not be charged to the City of Homer.

Section 6. Method and Time of Payment.

- A. Payment shall be made within 30 calendar days from receipt of an approved invoice.
- B. Any expenditures identified as reimbursable under the request for proposal shall be included with the billings for professional services. Billing shall include a summary of expenditures to date by line item categories (e.g., personal services, travel, lodging, telephone, mail, photography, and photo copies). Documentation of expenditures need not be submitted with billings but must be retained by the Consultant in the event the City of Homer requests said documentation.
- C. No payment will be disbursed until the completed task and associated expenditures have been approved by the City of Homer.
- D. All invoices must be submitted in duplicate and addressed as follows:

City of Homer
Attn: Personnel
491 E. Pioneer Ave
Homer, AK 99603

- E. It is expressly understood and agreed that in no event shall the total compensation due the Consultant exceed \$_____.

Section 7. Ownership. All finished or unfinished documents, data, studies, surveys, and reports or other material prepared by the Consultant under this agreement are the property of the City of Homer.

Section 8. Termination of Agreement for Cause. If, through any cause, the Consultant shall fail to fulfill in a timely and proper manner the obligations under this Agreement or if the Consultant shall violate any of the covenants, agreements, or stipulations of this Agreement, the City of Homer shall have the right to terminate this Agreement by giving written notice to the Consultant of termination and specifying the effective date thereof, at least five (5) days before the effective date of such termination. All finished or unfinished documents, data, studies, surveys and reports or other material prepared by the Consultant under this Agreement are the property of the City of Homer and shall be delivered to the City of Homer by or upon the effective date of termination. The Consultant shall be entitled to receive compensation only for work completed to the City of Homer's satisfaction in accordance with the terms of this Agreement.

Section 9. Termination for Convenience of City of Homer. The City of Homer may terminate this Agreement at any time by giving written notice to the Consultant of such termination and specifying the effective date of such termination. All finished or unfinished documents and other materials as described in Section 8, above, are the property of the City of Homer and shall be delivered to the City of Homer by or upon the effective date of termination. The Consultant shall be entitled to receive compensation in accordance with the payment provisions of this Agreement only for work completed to the City of Homer's satisfaction in accordance with the terms of this Agreement. If this Agreement is terminated due to the fault of the Consultant, Section 8 of this Agreement shall govern the rights and liabilities of the parties.

Section 10. Causes Beyond Control. In the event the Consultant is prevented by a cause or causes beyond control of the Consultant from performing any obligation of this Agreement, nonperformance resulting from such cause or causes shall not be deemed to be a breach of this Agreement which will render the Consultant liable for damages or give rights to the cancellation of this Agreement for cause. However, if and when such cause or causes cease to prevent performance, the Consultant shall exercise all reasonable diligence to resume and complete performance of the obligation with the least possible delay. The phrase "cause or causes beyond control," as used in this section, means any one or more of the following causes which are not attributable to the fault or negligence of the Consultant and which prevent the performance of the Consultant: fire, explosions, acts of God, war, orders or law of duly constituted public authorities, and other major uncontrollable and unavoidable events, all of the foregoing which must actually prevent the Consultant from performing the terms of this Agreement. Events which are peculiar to the Consultant and would not prevent another Consultant from performing, including, but not limited to financial difficulties, are not causes beyond the control of the Consultant. The City of Homer will determine whether the event preventing the Consultant from performing is a cause beyond the Consultant's control.

Section 11. Modifications.

- A. The parties may mutually agree to modify the terms of this Agreement. Modifications to this Agreement shall be incorporated into this Agreement by written amendments.
- B. It is expressly understood that the City of Homer may require changes in the scope of services and an unreasonable refusal by the Consultant to agree to modification in the scope of services will be the basis for termination of this Agreement for cause. It is expressly understood that the total amount of compensation for successful performance

of this Agreement will not be modified, under any circumstances, without prior written approval of the City of Homer.

Section 12. Interest of Members of City of Homer and Others. No officer, member or employee of the City of Homer and no member of its governing body, and no other public official of the governing body shall participate in any decision relating to this Agreement which affects their personal interest or the interest of any corporation, partnership or association in which they are, directly or indirectly, interested or having any personal or pecuniary interest, direct or indirect, in this Agreement or the proceeds thereof.

Section 13. Assignability. The Consultant shall not assign any interest in this Agreement and shall not transfer any interest in the same (whether by assignment or novation) without the prior written consent of the City of Homer thereto; provided, however, that claims for money due or to become due to the Consultant from the City of Homer under this Agreement may be assigned by court order or to a bank, trust company, or other financial institution without such approval. Notice of any such assignment or transfer shall be furnished promptly to the City of Homer, or the Consultant shall be responsible to the City of Homer for any moneys due the assignee of this Agreement which are paid directly to the Consultant.

Section 14. Interest of Consultant. The Consultant covenants that it presently has no interest and shall not acquire any interest, direct or indirect, which would conflict in any manner or degree with the performance of services required to be performed under this Agreement. The Consultant further covenants that in the performance of this Agreement no person having any such interest shall be employed.

Section 15. Findings Confidential. To the extent permitted or required by law any reports, information, data, etc., given to or prepared or assembled by the Consultant under this Agreement which the City of Homer requests to be kept confidential shall not be made available to any individual or organization by the Consultant without the prior written approval of the City of Homer.

Section 16. Publication, Reproduction and Use of Materials. No material produced, in whole or in part, under this Agreement shall be subject to copyright in the United States or in any other country. The City of Homer shall have unrestricted authority to publish, disclose, distribute and otherwise use, in whole or in part, any reports, data or other materials prepared under this Agreement.

Section 17. Jurisdiction; Choice of Law. Any civil action arising from this Agreement shall be brought in the superior court for the third judicial district of the state of Alaska at Homer. The law of the state of Alaska shall govern the rights and obligations of the parties.

Section 18. Non-Waiver. The failure of the City of Homer at any time to enforce a provision of this Agreement shall in no way constitute a waiver of the provisions, nor in any way affect the validity of this Agreement or any part thereof, or the right of the City of Homer thereafter to enforce each and every protection hereof.

Section 19. Permits, Laws and Taxes. The Consultant shall acquire and maintain in good standing all permits, licenses and other entitlements necessary to the performance under this Agreement. All actions taken by the Consultant under this Agreement shall comply with all applicable federal, state, and local regulations including, but not limited to, those laws related to wages, taxes, social security, workers compensation, nondiscrimination, licenses, and registration requirements. The Consultant shall pay all taxes pertaining to its performance under this Agreement.

Section 20. Agreement Administration.

- A. The Personnel Director, or her designee, will be the representative of the City of Homer administering this Agreement.
- B. The services to be furnished by the Consultant shall be administered, supervised, and directed by the Personnel Director. In the event that the individual named above or any of the individuals identified in the proposal to perform work under this Agreement is unable to serve for any reason, the Consultant shall appoint a successor in interest subject to written approval of the City of Homer.

Section 21. Integration. This instrument and all appendices and amendments hereto embody the entire agreement of the parties. There are no promises, terms, conditions or obligations other than those contained herein; and this Agreement shall supersede all previous communications, representations or agreements, either oral or written, between the parties.

Section 22. Defense and Indemnification. The Consultant shall indemnify, defend, save and hold the City of Homer, its elected and appointed officers, agents and employees, harmless from any and all claims, demands, suits, or liability of any nature, kind or character including costs, expenses, and attorneys fees resulting from Consultant or Consultant's officers, agents, employees, partners, attorneys, suppliers, and subconsultants' performance or failure to perform this Agreement in any way whatsoever. This defense and indemnification responsibility includes claims alleging acts or omissions by the City of Homer or its agents which are said to have contributed to the losses, failure, violations, or damage. However, Consultant shall not be responsible for any damages or claim arising from the sole negligence or willful misconduct of the City of Homer, its agents, or employees. Consultant and subconsultants shall also not be required to defend or indemnify the Owner for damage or loss that has been found to be attributed to an independent contractor directly responsible to the City of Homer under separate written contract.

Section 23. Interpretation and Enforcement. This Agreement is being executed by the parties following negotiations between them. It shall be construed according to the fair intent of the language as a whole, not for or against any party. The titles of sections in this Agreement are not to be construed as limitations or definitions but are for identification purposes only.

Section 24. Relationship of the Parties. The services to be rendered under this Agreement are those of an independent contractor. The Consultant will not at any time directly or indirectly act as an agent, servant or employee of the City of Homer or make any commitments or incur any liabilities on behalf of the City of Homer without the City of Homer's express consent. The City of Homer shall not supervise or direct the Consultant except as set forth in this agreement.

Section 25. Insurance. Consultant and all subconsultants, if any, shall be responsible for the purchase and maintenance of minimum insurance coverage as specified in paragraphs A and B of this section.

This insurance coverage shall be in acceptable form, and for the amounts specified by the City of Homer, or as required by law, whichever is greater.

This insurance coverage shall remain in effect for the life of this Agreement and shall be a part of the contract price. This insurance shall be primary and exclusive of any other insurance carried by the City of Homer.

- A. Professional Liability: \$5,000,000 combined single limit per occurrence. The general aggregate limit shall be at least \$5,000,000. The professional liability insurance shall be maintained in effect until final acceptance by the City of Homer of the completed project. If the professional liability insurance is written on a claims made form, the Consultant

shall provide insurance for a period of two years after final payment of this Agreement. The policy(s) shall evidence a retroactive date, no later than the beginning of this Agreement.

- B. Commercial general/automobile liability insurance shall not be less than \$5,000,000 combined single limit bodily injury and property damage per occurrence.
- C. Worker's compensation per Alaska State Statutes and employers liability insurance at a limit of \$1,000,000 shall be provided for all employees who are performing work under this Agreement.
- D. Certificate(s) of insurance as described in paragraphs A, B, and C of this section shall be provided by Consultant, and certificates as described in paragraphs B and C by all subconsultants, or their insurance companies or their agents. The City of Homer shall be named as an additional insured on the policies specified in paragraph B for the work specified in this Agreement. Certificates of insurance, acceptable in form and content, will be delivered to:

City of Homer
Personnel Department
491 E Pioneer Ave
Homer, AK 99603

- E. There shall be no cancellation or material change of the insurance coverages, or intent not to renew the insurance coverages as specified in this Agreement, without thirty (30) days prior written notice to the City of Homer. Notice of cancellation, material change in coverage, or intent not to renew will be delivered to the address designated in paragraph D of this section. Cancellation or material change in insurance coverage without written authorization by the City of Homer is a material breach of this Agreement, and subjects this Agreement to termination for cause under Section 8.
- F. Upon renewal or change in policies during this Agreement, certificates of insurance shall be delivered to the address designated in paragraph D of this section.

Section 26. Severability. If any section or clause of this Agreement is held invalid by a court of competent jurisdiction, or is otherwise invalid under the law, the remainder of this Agreement shall remain in full force and effect.

Section 27. Understanding. The Consultant acknowledges that the Consultant has read and understands the terms of this Agreement, has had the opportunity to review the same with counsel of their choice, and is executing this Agreement of their own free will.

Section 28. Notices. Any notice required pertaining to the subject matter of this Agreement shall be personally delivered or mailed by prepaid first-class, registered or certified mail to the following addresses:

City of Homer: _____
491 E Pioneer Ave
Homer, AK 99603

Consultant: _____

Section 29. Consultant’s Violations of Tax Obligations.

- A. This Agreement can be terminated for cause, pursuant to Section 8, if it is determined that a Consultant is in arrears of any taxation, lease or rental agreement that is due to the City of Homer that is not remedied within ten (10) calendar days of notification by regular mail.
- B. The City of Homer reserves any right it may have to offset amounts owed by an individual, firm, corporation or business for delinquent City of Homer taxes, moneys owed on sales, assessments, leases and rental agreements, against any amount owing to the same under an agreement between the City of Homer and the same.

CITY OF HOMER

CONSULTANT

By: _____
 Title: _____
 Dated: _____

By: _____
 Title: _____
 Dated: _____

By: _____*
 Title: _____
 Dated: _____

ATTEST:

APPROVED AS TO FORM AND LEGAL SUFFICIENCY BY:

City of Homer Clerk

City of Homer Manager

ACKNOWLEDGMENTS

STATE OF ALASKA)
) ss.
 THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me this ____ day of _____, 200__, by _____, the City of Homer Manager, an Alaska municipal corporation, for and on behalf of the corporation.

 Notary Public for State of Alaska
 My Commission Expires: _____

STATE OF ALASKA)
) ss.
 THIRD JUDICIAL DISTRICT)

* Second corporate officer

The foregoing instrument was acknowledged before me this ____ day of _____, 200__,
by (name) _____, the (title) _____ of (name of
corporation) _____ for and on behalf of the corporation.

Notary Public for State of Alaska
My Commission Expires: _____

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me this ____ day of _____, 200__,
by (name) _____, the (title) _____ of (name of
corporation) _____ for and on behalf of the corporation.

Notary Public for State of Alaska
My Commission Expires: _____

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me this ____ day of _____, 200__,
by (name) _____, (partner or agent) _____ of (name of
partnership) _____ for and on behalf of the partnership.

Notary Public for State of Alaska
My Commission Expires: _____

CITY OF HOMER
2015 BENEFIT BROKER/CONSULTANT

COST PROPOSAL

In submitting this proposal, we certify that we have examined the specifications documents, have received Addenda Nos. _____, and have included their provisions in our proposal. If awarded a contract under this proposal, we hereby agree to the terms set forth in the specifications documents and all addenda identified on this proposal.

TOTAL LUMP SUM

on annualized basis, for all professional services required:

\$ _____
Numerical amount

Dollars

Written Amount

Firm Name

Address

City

State

Zip

Telephone

Fax

E-mail address:

Representative

Title

Signature

Date

Cost Proposal is to be submitted in a separate sealed envelope

1 **CITY OF HOMER**
2 **HOMER, ALASKA**

3 City Manager/
4 Public Works Director

5 **RESOLUTION 15-060**

6
7 A RESOLUTION OF THE HOMER CITY COUNCIL AWARDING A SOLE
8 SOURCE CONTRACT FOR THE PUBLIC WORKS STORAGE SHED
9 FOUNDATION INSTALLATION TO THE FIRM OF TECHNO METAL
10 POST ALASKA OF HOMER, ALASKA, IN THE AMOUNT OF \$25,063
11 AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE
12 APPROPRIATE DOCUMENTS.

13
14 WHEREAS, The City Council authorized in the 2015 budget a capital expenditure of
15 \$150,000 to construct a storage shed to protect Public Works equipment and materials; and
16

17 WHEREAS, The design of the storage shed includes the installation of a helical pier
18 foundation vs. a conventional footing foundation (due to reduced foundation construction
19 costs); and
20

21 WHEREAS, The installation of helical piers is a specialty construction service, not
22 available from any other firm on the Kenai Peninsula and efforts to identify firms in Alaska
23 with certified installers was unsuccessful; and
24

25 WHEREAS, In accordance with the Procurement Policy, when it has been determined
26 that there is only one available source, the City Council may approve the procurement of a
27 service or construction item without competitive bidding; and
28

29 WHEREAS, Techno Metal Post of Alaska is considered a local Contractor, eligible for
30 the 5% local bidders preference and has successfully competed for and won similar work on
31 City projects; and
32

33 WHEREAS, This award is not final until written notification is received by Techno Metal
34 Post of Alaska from the City of Homer.
35

36 NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska, approves
37 the sole source contract award for the installation of the Public Works Storage Shed
38 foundation to the firm of Techno Metal Post of Alaska of Homer, Alaska, in the amount of
39 \$25,063 and authorizes the City Manager to execute the appropriate documents.
40

41 PASSED AND ADOPTED by the Homer City Council this 27th day of July, 2015.
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CITY OF HOMER

MARY E. WYTHE, MAYOR

ATTEST:

JO JOHNSON, MMC, CITY CLERK

Fiscal Note: 1/3 to Acct. No. 156-0395-5212 (\$8,354.34)
1/3 to Acct. No. 256-0378-5212 (\$8,354.33)
1/3 to Acct. No. 256-0379-5212 (\$8,354.33)

**CITY OF HOMER
HOMER, ALASKA**

Lewis

RESOLUTION 15-062

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,
URGING THE ALASKA CONGRESSIONAL DELEGATION TO
ENGAGE IN NEGOTIATIONS WITH THE U.S. NAVY TO CHANGE
TRAINING EXERCISES IN THE GULF OF ALASKA.

WHEREAS, The City of Homer supports vibrant fishing economies that illustrate coastal Alaska's reliance on the fish and wildlife resources in the Gulf of Alaska; and

WHEREAS, The City of Homer supports a strong national defense, and recognizes the need for trainings and exercises to promote military readiness; and

WHEREAS, The U.S. Navy conducted training exercises in June 2015 which released pollutants into waters designated by NOAA as Essential Fish Habitat for a multitude of species that support economic development in Alaskan coastal communities and the harvest of wild Alaskan fish for global markets; and

WHEREAS, The Homer City Council passed Resolution 15-043 in June 2015 urging the U.S. Navy to change training exercises in the Gulf of Alaska.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska, does hereby request that the Alaska Congressional Delegation engage in negotiations with the U.S. Navy to move these trainings to less sensitive areas 200 nautical miles from Alaska's shoreline, and conduct the exercises at a later time in the year to avoid spawning, rearing and migrating fish, and other species.

BE IT FURTHER RESOLVED that the City Manager contacts other coastal Alaskan communities that have passed resolutions to request the U.S. Navy change training exercises and ask that they join with Homer in requesting action from the Alaska Congressional Delegation.

PASSED AND ADOPTED by the Homer City Council on this 27th day of July, 2015.

CITY OF HOMER

MARY E. WYTHE, MAYOR

44 ATTEST:

45

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47 _____

48 JO JOHNSON, MMC, CITY CLERK

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50 Fiscal Note: N/A

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**CITY OF HOMER
HOMER, ALASKA**

Lewis

RESOLUTION 15-064

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,
SUPPORTING THE INCLUSION OF CITY-OWNED PROPERTY IN
BELUGA SLOUGH INTO THE EASTERN HEMISPHERE SHOREBIRD
RESERVE WITH THE EXCEPTION OF THE PUBLIC WORKS
COMPLEX.

WHEREAS, The Western Hemisphere Shorebird Reserve Network (WHSRN) promotes awareness of shorebird areas at the international level; and

WHEREAS, There are no binding treaties or formal obligations involved with joining the WHSRN; and

WHEREAS, The Beluga Slough area attracts numerous shorebirds which are of interest to many residents of Homer as well as visitors; and

WHEREAS, Nearly 40 acres of these lands were purchased with Exxon Valdez Oil Spill funds and are already in a conservation easement; and

WHEREAS, The City supported inclusion of Mariner Park Lagoon and Mud Bay into WHSRN in 1994 via resolution 94-32.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Homer, Alaska, that the City of Homer supports the inclusion of City Lands in Beluga Slough, excluding the Public Works Complex, into the Western Hemisphere Shorebird Reserve Network.

PASSED AND ADOPTED by the Homer City Council this 27th day of July, 2015.

CITY OF HOMER

MARY E. WYTHER, MAYOR

ATTEST:

JO JOHNSON, MMC, CITY CLERK

Fiscal information: N/A



City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us

(p) 907-235-3106

(f) 907-235-3118

Memorandum 15-115

TO: Mayor Wythe and Homer City Council
THROUGH: Katie Koester, City Manager
FROM: Julie Engebretsen, Deputy City Planner
DATE: July 21, 2015
SUBJECT: Recommendation From the Parks and Recreation Advisory Commission to Include City Owned Beluga Slough Lands in the Western Hemisphere Shorebird Reserve Network (WHSRN)

Summary

The Parks and Recreation Advisory Commission recommended the City Council include the Beluga Slough area in the Western Hemisphere Shorebird Reserve Network (WHSRN). The attached letter from George Matz explains what WHSRN is in greater detail, but basically it is a voluntary program to conserve shorebirds and their habitats through a network of key sites across the Americas. The City supported the inclusion of Mariner Lagoon and Mud Bay in this network in 1994 (Resolution 94-32).

You can read about the Kachemak Bay WHSRN site here <http://www.whsrn.org/site-profile/kachemak-bay>. (If you visit the site, don't miss the photo gallery link on the left; there are some great local bird photographs.)

City Lots

The City owns parcel 17714006, T 6S R 13W SEC 20 SEWARD MERIDIAN HM NW1/4 SE1/4 EXC HOMER BY PASS RD, encompassing just under 40 acres. This property was acquired through the Exxon Valdez Oil Spill program, and has a conservation easement on it through BLM, and is also zoned conservation.

The second parcel contains the public works complex. Parcel 17714016, T 6S R 13W SEC 20 SEWARD MERIDIAN HM NE1/4 NE1/4 SW1/4 & S1/2 NE1/4 SW1/4, contains 30 acres. The northern 10 acres of this parcel is excluded from this resolution; it contains the public works main building and sewage lagoon. It is the southern 20 acres that is included in this nomination. See map.

Attachments:

1. Letter from George Matz
2. Area Map

To: Homer City Council
From: George Matz
Re: Resolution in support of WHSRN designation for Beluga Slough.
Date: July 19, 2015

The City of Homer has a history of being a good steward of its lands. With the current review of its beach policy, the City Council has before it another opportunity to demonstrate leadership. This opportunity is to support the recommendation of the Parks and Recreation Advisory Commission to nominate city owned property in Beluga Slough as an addition to the existing Kachemak Bay Western Hemisphere Shorebird Reserve Network (WHSRN) site. The nomination would not include the public works complex. It's important to point out that acceptance of the nomination by the WHSRN Hemispheric Council entails no fees or regulatory authority, just recognition for shorebird conservation. This nomination would be identical to a previous action by the Homer City Council when, in April 1994, it nominated Mud Bay and Mariner Park Lagoon as WHSRN sites. For a detailed profile of the Kachemak Bay WHSRN site see <http://www.whsrn.org/site-profile/kachemak-bay>.

While the City Council is undoubtedly aware of the interest that many local residents and visitors have in our local shorebirds, particularly during spring migration (e.g. Kachemak Bay Shorebird Festival), it may not be familiar with WHSRN and what value this designation bestows to site partners. Essentially, WHSRN is a conservation strategy that seeks to protect key habitats throughout North and South America in order to sustain healthy populations of shorebirds. A Hemispheric Council made up of partner representatives is responsible for the overall direction and well-being of WHSRN and its progress in achieving its mission and vision. For more details see <http://www.whsrn.org/about-whsrn/organization-and-structure/hemispheric-council/terms-reference>. There are currently 90 sites in 13 countries, stretching from Alaska to Tierra del Fuego.

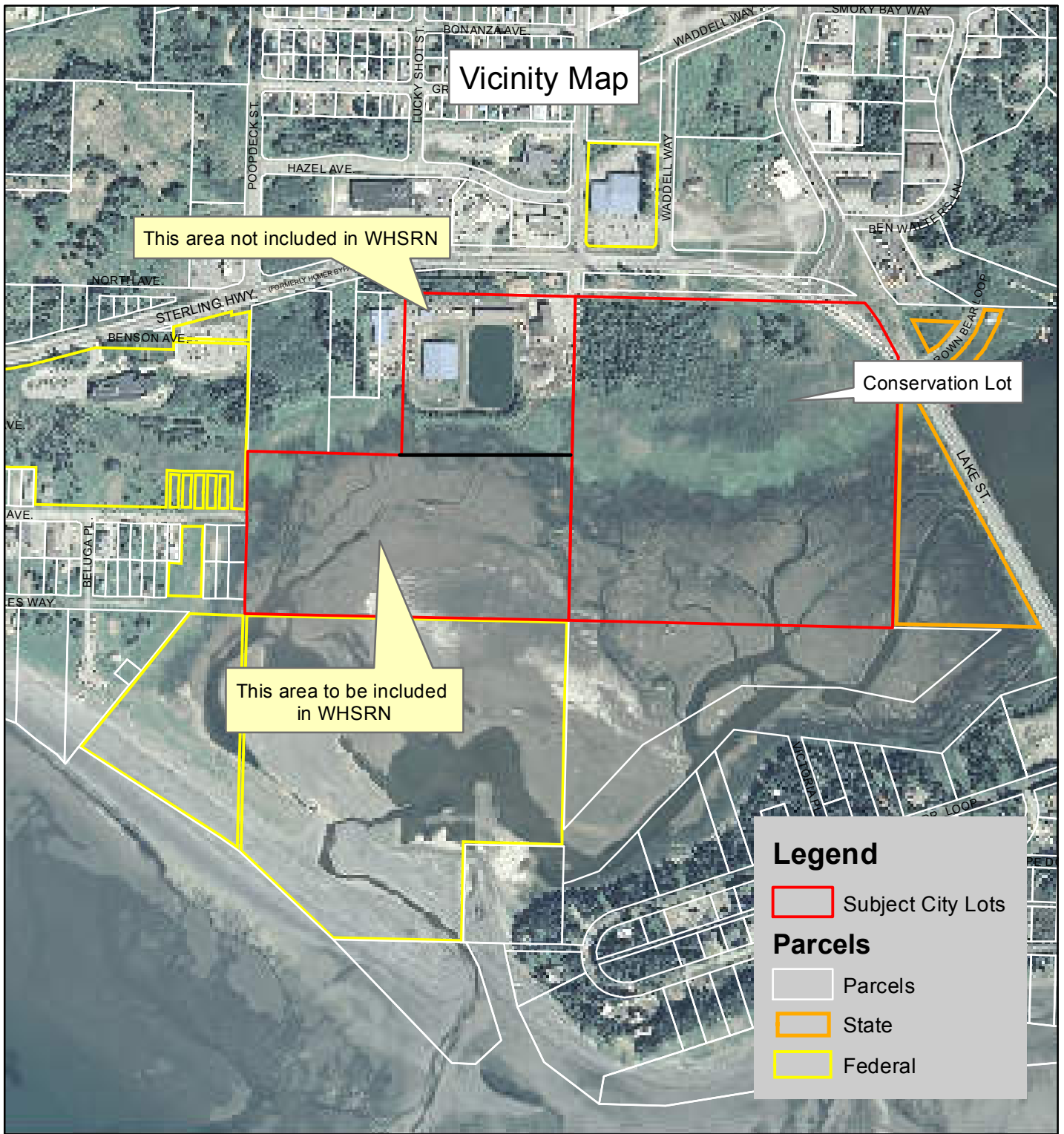
A WHSRN designation provides partners with international recognition for its site, thereby raising new public awareness/visitation and generating conservation funding opportunities. The Beluga Slough site would contribute to enhancing bird viewing opportunities for both residents and visitors as well as adding to educational opportunities for our schools as well as visiting students. Educational materials, trails, and kiosks that tie in the Bishop's Beach/Beluga Slough area to Mud Bay and Mariner Park Lagoon would provide an excellent opportunity to observe and enjoy our outstanding estuarine habitat that is noted for its biological productivity and being relatively pristine. In addition, based on recent initiatives to improve collaboration between WHSRN sites, benefits could include visitors from sites in other countries. In Homer's case, it might use its WHSRN site as a basis for attracting representatives from South American local governments and NGO's to see how to organize a shorebird festival. To learn more about this potential see <http://www.whsrn.org/current-whsrnews>.

The WHSRN nomination process is fairly simple (<http://www.whsrn.org/nomination-process>). The basic requirement is that the nomination come from the landowner. Also the site must meet certain biological criteria. Meeting these criteria is not expected to be a problem for the Beluga Slough site since the intent is to ask that it be considered as an addition to the previously approved Kachemak Bay site. WHSRN has already stated that this would be an acceptable nomination. Also, the land is already in a conservation easement and adjacent to the state

managed Kachemak Bay Critical Habitat Area and the Kachemak Bay National Estuarine Research Reserve.

A key advantage that Beluga Slough has with respect to a WHSRN designation is its easy accessibility. It is right next to the Islands and Ocean Visitors Center which already has adequate parking as well as boardwalks. The basic infrastructure is already there.

I want to thank the City Council for considering this resolution and the Parks and Recreation Advisory Commission for proposing it.



Legend

- Subject City Lots

Parcels

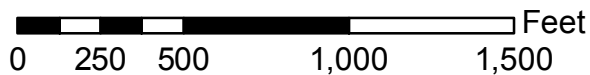
- Parcels
- State
- Federal



City of Homer
 Planning and Zoning Department

July 20, 2015

City Parcels to be included in WHSRN



Disclaimer:
 It is expressly understood the City of Homer, its council, board, departments, employees and agents are not responsible for any errors or omissions contained herein, or deductions, interpretations or conclusions drawn therefrom.



WHSRN: An international strategy for saving SHOREBIRDS and their habitats.

Shorebirds are among nature's most ambitious and amazing long-distance migrants. But their numbers are dropping rapidly, with some species projected to go extinct within our lifetime. Protecting these birds is a high international conservation priority—and one that requires proactive, coordinated efforts within and between the countries these birds fly through during their vast pole-to-pole migrations.

What is WHSRN, and why was it created?



By the mid-1980s, scientists throughout the Americas were documenting serious population declines in shorebirds. Shorebirds' seasonal migrations are perfectly

timed to occur just as their food resources become available at very specific locations across the hemisphere during a very short window of time.

Understanding this, in 1985 the science community developed the framework for a site-specific, hemisphere-scale shorebird conservation strategy—the **Western Hemisphere Shorebird Reserve Network (WHSRN)**.

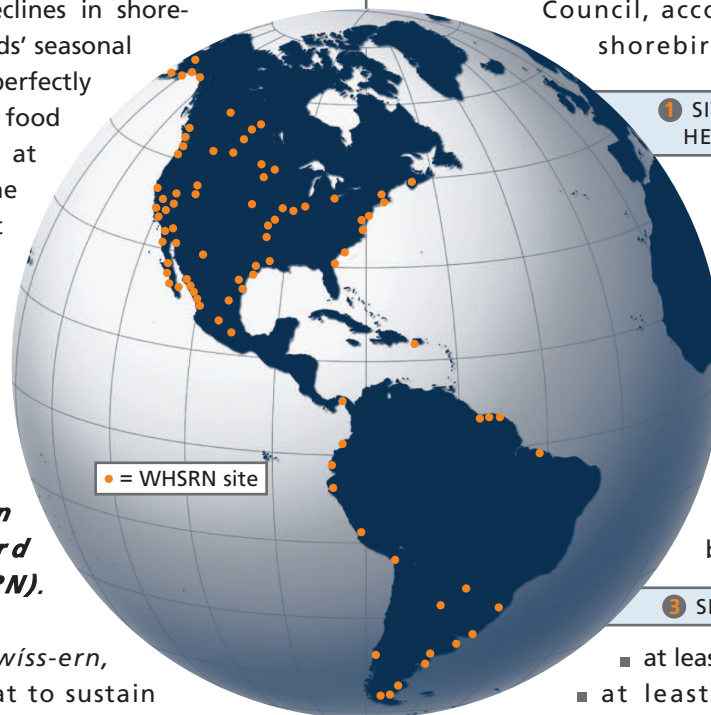
This strategy, pronounced *wiss-ern*, follows the simple idea that to sustain healthy populations of shorebirds, we must maintain the ecological integrity of key sites—those specific locations—that provide the habitats and nourishment they need for survival.

How extensive is WHSRN, to date?

There are currently 90 sites in 13 countries, from Alaska in the northernmost United States to Tierra del Fuego in southernmost South America. More than 32 million acres (over 13 million hectares) of shorebird habitat have been designated and are being conserved by WHSRN partners.

How does it work?

A partner or landowner nominates an area for one of three categories of designation by the WHSRN Hemispheric Council, according to its importance for shorebirds:



1 SITES/LANDSCAPES OF HEMISPHERIC IMPORTANCE:

- at least 500,000 shorebirds annually, or
- at least 30% of a species' biogeographic population

2 SITES OF INTERNATIONAL IMPORTANCE:

- at least 100,000 shorebirds annually, or
- at least 10% of a species' biogeographic population

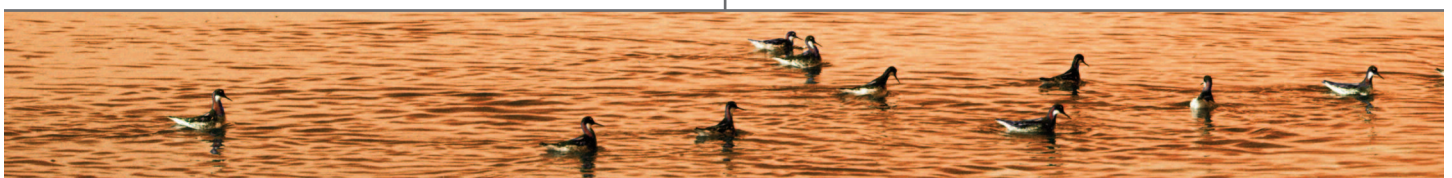
3 SITES OF REGIONAL IMPORTANCE:

- at least 20,000 shorebirds annually, or
- at least 1% of a species' biogeographic population

Additionally, to qualify for a WHSRN designation, the site's landowner(s) must agree to:

1. make shorebird conservation a priority;
2. protect and manage shorebird habitat; and
3. keep WHSRN informed of any changes at the site.

Many site partners choose to display the certificate of designation, post WHSRN signage, host a dedication ceremony, and/or develop educational material and programs to raise local awareness about the site's importance.



Who can participate in WHSRN?

Site landowners and stewards include government agencies, non-profit organizations, indigenous peoples, academic centers, businesses, and any other individual or entity committed to advancing WHSRN’s mission.

Who administers WHSRN?



Administrative and technical support is provided by Manomet Center for Conservation Sciences (Manomet) in Massachusetts, USA, through its WHSRN Executive Office. Manomet has a long and respected history of initiating collaborative, science-based conservation. For three decades, its senior scientists have been pioneers and steady leaders in deepening our understanding of shorebirds’ needs and in guiding conservation actions.

A Red Knot may fly the same distance as the Earth to the Moon before its 13th birthday—provided it overcomes natural and human-imposed threats to its survival each year.



The Strength of Partnerships

From the Arctic tundra to the tip of Tierra del Fuego, WHSRN sites are more than just dots on a map. Each makes up the overall constellation of willing partners across the hemisphere committed to doing their part to help sustain healthy shorebird populations.

An effort of WHSRN’s magnitude cannot be accomplished solely by the talent of any one group. WHSRN’s leadership finds win-win intersections with the goals and agendas of other local, national, and international entities and individuals, from all sectors of society. In business terms, by conducting highly leveraged activities like helping other groups incorporate shorebird-conservation needs into their work or practices, WHSRN achieves a very large return on investment.

The Power of Science

The combination of biological and environmental factors at play in the annual lifecycle of a shorebird is very complex; in turn, so is the work of scientists in determining if or how a natural or human-induced impact to any one factor may be causing or contributing to a population’s decline. This we do know: nine shorebird species have rates of decline so sharp that their total population sizes will be half what they are today in just 10 to 20 years (Bart *et al.*, 2007). If not reversed in time, they will become extinct.

Science informs and empowers our actions within WHSRN. As research continues to refine our understanding of shorebirds, we are simultaneously adjusting the scientific questions asked and the conservation actions taken.

The Importance of Your Support

As a site partner, researcher, donor, business owner, educator, birdwatcher, landowner, or resource manager, your support for WHSRN—in whatever shape it may take—helps to advance our shorebird conservation goals. If you have questions, or want ideas on how you can best contribute, visit www.whsrn.org or contact us at:

WHSRN Executive Office
P.O. Box 1770
Manomet, MA 02345
(508) 224-6521
whsrn@manomet.org



The Bar-tailed Godwit breeds in Alaska and “winters” some 7,150 miles away in New Zealand—and gets there by flying non-stop for up to 9 days.

©Tim Bowman, USFWS



From: [Martin Renner](#)
To: [Department Clerk](#)
Cc: [George Matz](#)
Subject: Support of the Beluga Slough WHSRN designation
Date: Monday, July 20, 2015 11:29:07 AM

Dear Homer City Council,

I understand there is a draft resolution circulating to include the Beluga Slough in the existing Western Hemisphere Shorebird Reserve sites we already have here in Homer. I would like to express my support for such a resolution. The Beluga Slough is of great importance to migratory and locally breeding shorebirds, and attracts large numbers of local residence and visitors. Having such a site so accessible in town is a huge asset. I also support any measures to further the conservation of this site, in particular as it pertains to restricting damage from off-road vehicles and loose dogs.

Thank you for your consideration,
Martin Renner

Martin Renner, Ph.D.
Tern Again Consulting
Homer, AK, USA
+1 907 299 6152

**CITY OF HOMER
HOMER, ALASKA**

Roberts

RESOLUTION 15-065

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA, SUPPORTING RESPONSIBLE DOG OWNERSHIP BY INSTALLING DOG WASTE DISPENSERS AT PUBLIC BUILDINGS, TRAILS AND PARKS, AND ENCOURAGING OTHER AGENCIES AND BUSINESS TO DO THE SAME, AND BY PURCHASING INDIVIDUAL DOG WASTE BAG DISPENSERS TO PROVIDE TO THE PUBLIC AND ENCOURAGE LOCAL BUSINESSES TO STOCK BAGGIE SUPPLIES AND DISPENSERS.

WHEREAS, The Homer Parks and Recreation Advisory Commission has been reviewing the Beach Policy; and

WHEREAS, Many people testified that dog waste is a major problem at Bishop's Beach, citing concerns on health and general public cleanliness; and

WHEREAS, This problem is concentrated at the beach but is a problem throughout the community; and

WHEREAS, Providing dog waste bag dispensers in the community will enable people to pick up after their pets in public places; and

WHEREAS, Providing several hundred individual dispensers directly to pet owners will further encourage citizens to pick up after their pets; and

WHEREAS, Encouraging local business to stock dispensers and baggie supplies will facilitate citizens continuing to use the baggie dispensers, increase their use in the community, and result in less dog waste in public places.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Homer, Alaska, that the City of Homer will install dog waste bag dispensers at public buildings and locations and encourage other agencies and businesses to do the same, and to provide individual baggie dispenser to the public and encourage local businesses to stock dispensers and baggie supplies.

PASSED AND ADOPTED by the Homer City Council this 27th day of July, 2015.

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CITY OF HOMER

MARY E. WYTHE, MAYOR

ATTEST:

JO JOHNSON, MMC, CITY CLERK

Fiscal information: Funds in Parks and Recreation 2015 budget, Acct. No. 100.0175.5815.



City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us

(p) 907-235-3106

(f) 907-235-3118

Memorandum 15-116

TO: Mayor Wythe and Homer City Council
THROUGH: Katie Koester, City Manager
FROM: Julie Engebretsen, Deputy City Planner
DATE: July 21, 2015
SUBJECT: Dog Waste Bag Dispensers

Summary

This resolution supports the purchase of two types of dog waste baggie dispensers, and encourages pet owners to pick up after their animals. Funding is available from the existing Parks and Recreation Advisory Commission budget. If needed, future budget requests will be submitted during the annual budget process.

The Parks and Recreation Advisory Commission heard a lot of testimony about dog waste while reviewing the beach policy. Dog waste is a problem throughout the city, not just on beaches. To address the issue and change pet owner behavior, a broader community effort is required. The Commission recommends purchasing two types of dog waste bag dispensers: large ones for public places, and small individual ones.



To begin, the City can install large bag dispensers at public parks and city buildings. Many city parks already have these installed, but more are needed. The City can also encourage other businesses and agencies to install these dispensers on their properties.



To encourage individual pet owners to always pick up after their pet, the Commission would like the City to purchase as many individual dispensers as possible. They average in cost around \$3 each, typically have a clip to attach to a collar, and are pocket sized for the owner's convenience. Local businesses can also stock refill baggies to fit the dispensers.

1 **CITY OF HOMER**
2 **HOMER, ALASKA**

3 City Manager/
4 Public Works Director

5 **RESOLUTION 15-066**

6
7 A RESOLUTION OF THE HOMER CITY COUNCIL ESTABLISHING
8 CONDITIONS UNDER WHICH BENEFITTED PROPERTY OWNERS WILL
9 BE ALLOWED TO CONNECT TO THE PROPOSED KACHEMAK DRIVE
10 AND SHELLFISH AVENUE/SOUTH SLOPE DRIVE WATER MAINS
11 BEING INSTALLED AS PART OF HOMER WATER
12 STORAGE/DISTRIBUTION IMPROVEMENTS (PHASE I).

13
14 WHEREAS, The City of Homer has secured a State grant which will pay for 70% of the
15 cost of the water main extension project; and

16
17 WHEREAS, Benefitted property owners should be responsible for the cost of the main
18 extension not covered by the grant; and

19
20 WHEREAS, The conditions should take into account the issues documented in
21 Memorandum 15-117 prepared by Public Works.

22
23 NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska, establishes
24 the following conditions under which benefitting property owners will be allowed to connect
25 to the proposed Kachemak Drive and Shellfish Avenue/South Slope Drive water mains being
26 installed as part of Homer Water Storage/Distribution Improvements (Phase I):

- 27
28 1) If grant funds are used to pay for the construction of the water mains, property
29 owners will be required to pay for that portion of the cost not covered by the grant
30 (expected to be 30% of the cost of the project) in a lump sum payment before
31 connection to the main is allowed. Property owners will also be required to install
32 their own water service from the main to the property line.
33 2) No connection will be allowed until public piped sewer service is available to the
34 lot requesting water service.

35
36 If a special assessment district to provide both water and sewer mains is created; costs
37 will be shared by benefitted property owners as provided for in Homer City Code
38 (currently 25% HAWSP/75% property owners). Grant funds would be reallocated to
39 project(s) that benefit the entire community.

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41 PASSED AND ADOPTED by the Homer City Council this 27th day of July, 2015.
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CITY OF HOMER

MARY E. WYTHE, MAYOR

ATTEST:

JO JOHNSON, MMC, CITY CLERK

Fiscal Note: N/A



City of Homer

www.cityofhomer-ak.gov

Public Works

3575 Heath Street
Homer, AK 99603

publicworks@cityofhomer-ak.gov

(p) 907- 235-3170

(f) 907-235-3145

Memorandum 15-117

TO: Katie Koester - City Manager
FROM: Carey Meyer – Public Works Director
DATE: July 21, 2015
SUBJECT: **Council Decisions – Kachemak Drive/Shellfish Avenue Water Main
ADEC Grant – Water Storage/Distribution Improvements (Phase I)**

With the signing of the ADEC grant agreement and bidding of the project later this summer, several issues need to be addressed by the Council.

Background: Over the last 20 years, water mains have been extended into areas that did not have water service through the use of assessment districts (where the cost of the improvements were borne by the benefitted property owners with help from the Homer Accelerated Water and Sewer Program - 25% HAWSP/75% property owners). Sewer mains were installed at the same time water was being extended. The extension of water main along Kachemak Drive and across Shellfish Avenue will be using grant funds that are expected to pay for 70% of the cost of the project.

- 1) Under what conditions will benefitted property owners be allowed to connect to the new water mains?
- 2) Does the sewer main need to be in place before allowing connections to the water main?
- 3) Will grant monies (used previously for improvement that indirectly benefitted the entire community) be used to reduce the cost of improvements that directly benefit a particular neighborhood?

Discussion:

Normally, property owners through a SAD (Special Assessment District) process get access to long term, low interest financing that allows for the cost of the project to be paid back over a twenty year period. In this case, there is no SAD. The City has in the past created deferred assessments which do not become due until a connection is made. In 2014, the City Council declined to authorize the creation of deferred assessments for this project.

Normally, property owners use more water when connected to a water main than when they haul water or use an on-site well. Allowing connections to water mains without sewer mains being present, is expected to put more water into adjacent on-site septic system absorption fields. Since many septic systems in Homer are in relatively impermeable soils and/or areas

with high groundwater tables, allowing access to water mains without sewer mains can create public health concerns. Along Kachemak Drive it could increase groundwater flows and arguably have negative impacts on bluff erosion.

If grant monies are used to fund construction and property owners are assessed for 100% of the cost of the project, ADEC has indicated that they would consider this as “double-dipping.” The grant monies could be reallocated to complete Phase II or III improvements that benefitted the entire community (“A” Frame Pressure Reduction Station Replacement for example).

Recommendation

City Council pass a resolution establishing conditions under which benefitted property owners will be allowed to connect to the proposed Kachemak Drive and Shellfish Avenue/South Slope Drive water mains being installed as part of Homer Water Storage/Distribution Improvements (Phase I) as follows:

- 1) If grant funds are used to pay for the construction of the water mains, property owners will be required to pay for that portion of the cost not covered by the grant (expected to be 30% of the cost of the project) in a lump sum payment before connection to the main is allowed. Property owners will also be required to install their own water service from the main to the property line.
- 2) No connection will be allowed until public piped sewer service is available to the lot requesting water service.

If a special assessment district to provide both water and sewer mains is created; costs will be shared by benefitted property owners as provided for in Homer City Code (currently 25% HAWSP/75% property owners). Grant funds would be reallocated to project(s) that benefit the entire community.

1 **CITY OF HOMER**
2 **HOMER, ALASKA**

3 City Manager/
4 Public Works Director

5 **RESOLUTION 15-067**

6
7 A RESOLUTION OF THE HOMER CITY COUNCIL ACCEPTING AN ADEC
8 MUNICIPAL MATCHING GRANT (MMG #40909) FOR THE WATER
9 STORAGE AND DISTRIBUTION IMPROVEMENT PROJECT (PHASE I),
10 ACCEPTING THE RESPONSIBILITY TO OPERATE AND MAINTAIN THE
11 IMPROVEMENT, AGREEING TO THE TERMS AND CONDITIONS OF
12 THE GRANT, AND AUTHORIZING THE CITY MANAGER TO EXECUTE
13 THE APPROPRIATE DOCUMENTS.

14
15 WHEREAS, The City applied for and secured a Municipal Matching Grant (MMG #40909)
16 through the Alaska Department of Conservation for Phase I of the Homer Water Storage and
17 Distribution Improvement project; and

18
19 WHEREAS, Part of the conditions associated with finalizing the grant is the need for
20 the City to pass a resolution formally stating that the City accepts the grant, accepts
21 responsibility to operate and maintain the improvements constructed with the funds, and
22 agrees to the terms and conditions of the grant; and

23
24 WHEREAS, City administration officials and Public Works have reviewed the grant
25 agreement and found the conditions to be acceptable.

26
27 NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska, accepts a
28 Municipal Matching Grant (MMG #40909) for Phase I of the Homer Water Storage and
29 Distribution Improvement project, accepts responsibility to operate and maintain the
30 improvements constructed with the funds, agrees to the terms and conditions of the grant,
31 and authorizes the City Manager to execute the appropriate documents.

32
33 PASSED AND ADOPTED by the Homer City Council this 27th day of July, 2015.

34
35 CITY OF HOMER

36
37
38 _____
39 MARY E. WYTHE, MAYOR
40
41
42

43 ATTEST:

44

45

46

47 _____
JO JOHNSON, MMC, CITY CLERK

48

49 Fiscal Note: N/A



City of Homer

www.cityofhomer-ak.gov

Finance Department

491 East Pioneer Avenue
Homer, Alaska 99603

finance@cityofhomer-ak.gov

(p) 907-235-8121

(f) 907-235-3140

Memorandum 15-118

TO: Mayor Wythe and Homer City Council
FROM: John Li, Finance Director and Carey Meyer, Public Works Director
THROUGH: Katie Koester, City Manager
DATE: July 21, 2015
SUBJECT: Water and Sewer Rate Recommendations for 2015

Pursuant to HCC 14.08.080 and 14.04.040 water and sewer rates shall be reviewed annually and amended as necessary.

1. 2014 is the first year the ***Consumption Based Rate Model*** took effect. Comparing the actual revenues and the projected revenues, the overall (water & sewer together) actual is higher than overall projected (budgeted) by \$109,063 (\$180,499 - \$71,436 see CAFR page 70). However, the actual Water Revenue is higher than projected by \$363,394 (\$182,895 + \$180,499 Audit page 70) and the actual Sewer Revenue is lower than projected by \$254,331 (Audit page 70). Projected values are dependent on two main factors: the consumption level in which there was a conservation factor built in during the creation the current model and the accuracy of the model-capture of the newly established billing class (the Lift Station Zone) by the billing system. With the actual data from 2014 and part of 2015, the 2016 projections could be more realistic.
2. In fiscal year 2014, Water & Sewer Operations result in an actual surplus of \$63,932. Please see FY 2014 Audited Financials (CAFR page 72). Backing out the investment income and the non-budgeted special assessment revenue, Water and Sewer Operations still have a \$23,073 surplus.
3. During 2015 budgeting process, Public Works had done an extensive review on personnel allocations between Water & Sewer Special Revenue Fund and the Public Works functions. From January through June, each of the past six months of 2015 is showing an average of 13% per month labor cost reduction relative to the respective month of 2014 as the result of the reorganization. It translated to a total of \$100,000 reduced labor cost (S, W, & B) for the first half of the year, which is in line with the budgeted expectations.

Based on the above three reasons, the ***Consumption Based Rate Model*** at the current rate level may prove to be sufficient to achieve the original objectives the Council set out to accomplish.

RECOMMENDATION: Approve Memorandum 15-118 to maintain water and sewer rates at their current level.

City of Homer, Alaska
Utility Special Revenue Fund

Combining Schedule of Revenues, Expenditures and Changes in Fund Balances (Deficits)

Year Ended December 31, 2014	Utility Operations	HAWSP Debt Service	Utility Capital Projects	Utility Reserves	Total Utility Fund
Revenues					
Sales taxes	\$ -	\$ 1,247,502	\$ -	\$ -	\$ 1,247,502
Intergovernmental:					
Capital grants	-	-	302,864	-	302,864
State of Alaska PERS relief	315,140	-	-	-	315,140
Total intergovernmental	315,140	-	302,864	-	618,004
Charges for services:					
Water charges and connection fees	1,951,517	-	-	-	1,951,517
Sewer charges and connection fees	1,671,810	-	-	-	1,671,810
Total charges for services	3,623,327	-	-	-	3,623,327
Water and sewer special assessments	-	438,088	-	-	438,088
Investment income	3,845	-	-	-	3,845
Other	37,511	-	-	-	37,511
Total Revenues	3,979,823	1,685,590	302,864	-	5,968,277
Expenditures					
Water:					
Pumping system	63,396	-	-	-	63,396
Treatment plant and operations testing	560,888	-	-	-	560,888
Distribution system and reservoir	394,190	-	-	-	394,190
Water meters	132,675	-	-	-	132,675
Water hydrants	153,700	-	-	-	153,700
Administration	759,332	219,236	-	-	978,568
Total water	2,064,181	219,236	-	-	2,283,417
Sewer:					
Pumping system	889,621	-	-	-	889,621
Collection system	157,053	-	-	-	157,053
Administration	751,554	-	-	-	751,554
Total sewer	1,798,228	-	-	-	1,798,228
Debt service:					
Principal	-	812,933	-	-	812,933
Interest	497	186,490	-	-	186,987
Debt deobligated	-	1,580,014	-	-	1,580,014
Total debt service	497	2,579,437	-	-	2,579,934
Capital outlay	-	2,975	553,356	115,352	671,683
Total Expenditures	3,862,906	2,801,648	553,356	115,352	7,333,262
Excess of Revenues Over (Under) Expenditures	116,917	(1,116,058)	(250,492)	(115,352)	(1,364,985)
Other Financing Sources (Uses)					
Eliminating transfers	(213,184)	(277,421)	277,421	213,184	-
Transfers in	180,499	-	-	-	180,499
Transfers out	(20,300)	-	-	-	(20,300)
Change in Fund Balances	63,932	(1,393,479)	26,929	97,832	(1,204,786)
Fund Balances (Deficits), beginning	2,879,718	(2,788,208)	(1,061,356)	3,982,499	3,012,653
Fund Balances (Deficits), ending	\$ 2,943,650	\$ (4,181,687)	\$ (1,034,427)	\$ 4,080,331	\$ 1,807,867

City of Homer, Alaska
Utility Special Revenue Fund
Schedule of Revenues, Expenditures and
Changes in Fund Balance - Budget and Actual

Year Ended December 31, 2014	Budget	Actual	Variance
Revenues			
Sales taxes	\$ 1,200,000	\$ 1,247,502	\$ 47,502
Intergovernmental:			
Capital grants	-	302,864	302,864
State of Alaska PERS relief	112,810	315,140	202,330
Total intergovernmental	112,810	618,004	505,194
Charges for services:			
Water charges and connection fees	1,768,622	1,951,517	182,895
Sewer charges and connection fees	1,926,141	1,671,810	(254,331)
Total charges for services	3,694,763	3,623,327	(71,436)
Water and sewer special assessments		438,088	438,088
Investment income	-	3,845	3,845
Other	180,499	37,511	(142,988)
Total Revenues	5,188,072	5,968,277	780,205
Expenditures			
Water:			
Pumping system	101,262	63,396	37,866
Treatment plant and operations testing	568,708	560,888	7,820
Distribution system and reservoir	330,117	394,190	(64,073)
Water meters	139,995	132,675	7,320
Water hydrants	180,499	153,700	26,799
Administration	668,079	978,568	(310,489)
Total water	1,988,660	2,283,417	(294,757)
Sewer:			
Pumping system	839,949	889,621	(49,672)
Collection system	175,919	157,053	18,866
Administration	670,265	751,554	(81,289)
Total sewer	1,686,133	1,798,228	(112,095)
Debt service:			
Principal	859,226	812,933	46,293
Interest	194,647	186,987	7,660
Debt deobligated	-	1,580,014	(1,580,014)
Total debt service	1,053,873	2,579,934	(1,526,061)
Capital outlay	-	671,683	(671,683)
Total Expenditures	4,728,666	7,333,262	(2,604,596)
Excess of Revenues Over (Under) Expenditures	459,406	(1,364,985)	(1,824,391)
Other Financing Sources (Uses)			
Transfers in	-	180,499	180,499
Transfers out	(20,300)	(20,300)	-
Change in Fund Balance	\$ 439,106	(1,204,786)	\$ (1,643,892)
Fund Balance, beginning		3,012,653	
Fund Balance, ending		\$ 1,807,867	

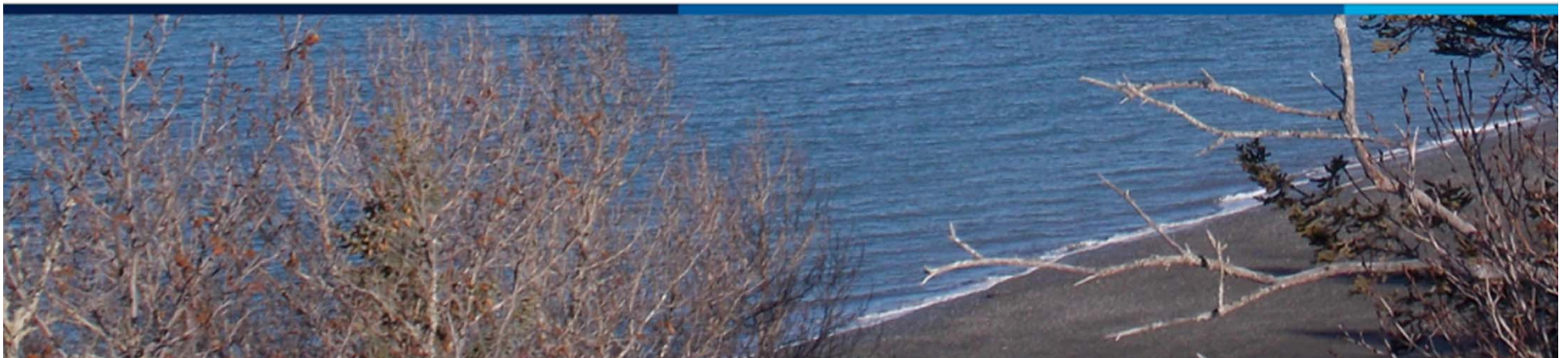
VISITORS



BlueCrest Energy

Cosmopolitan Development Project
Homer City Council Project Update

Honor. Stewardship. Fidelity



BlueCrest Overview



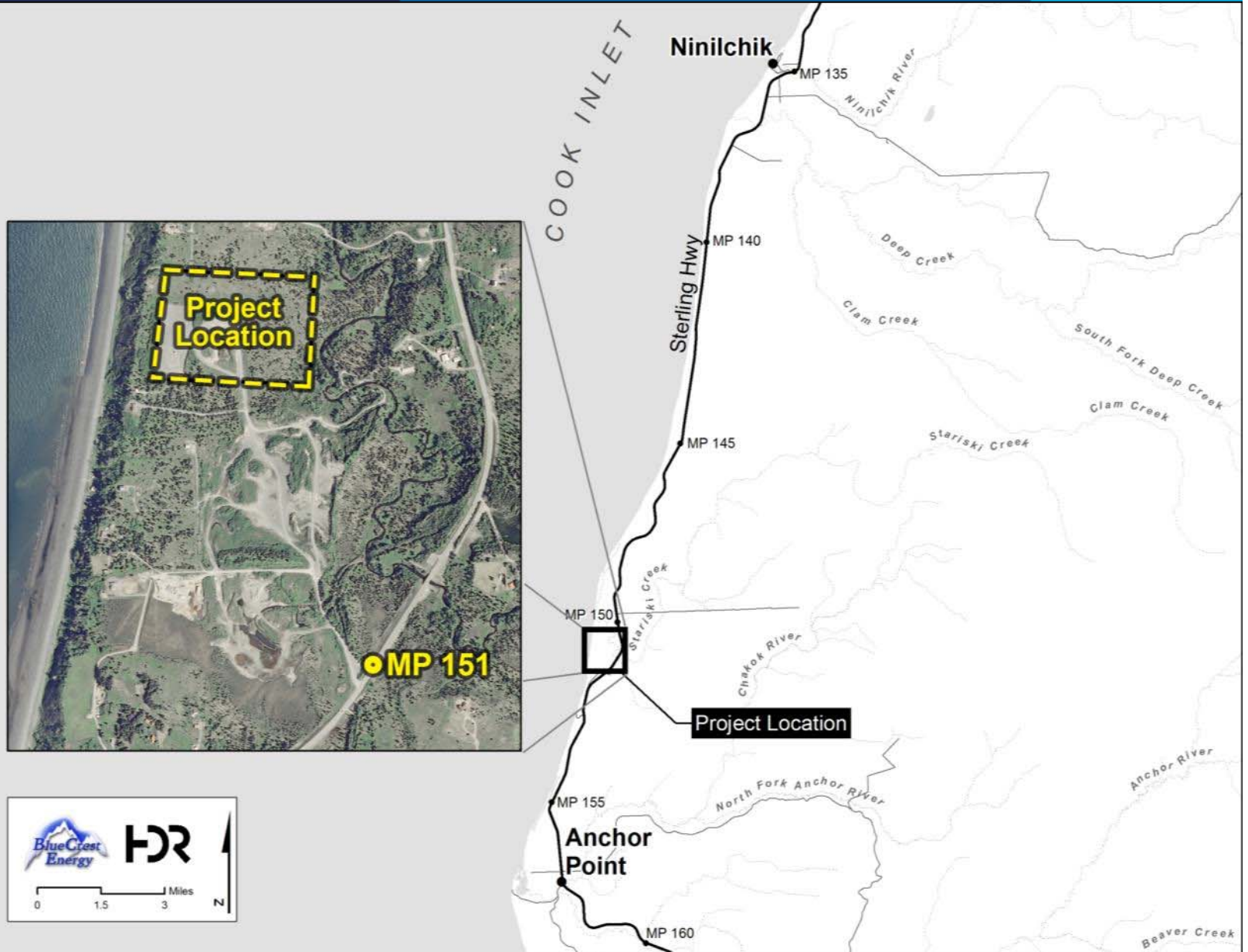
- **Small privately-held oil and gas development company**
 - Based in Fort Worth, TX
 - Local office in Anchorage, AK
- **Directors and management team with Alaska experience**
- **Project located about six miles north of Anchor Point**
- **100% lease ownership in Cosmopolitan Unit**
- **Over \$112 million invested in unit to date**
- **Emphasis on personnel safety and environmental integrity and sensitivity**



Cosmo Oil Project Components



Cosmo Project Location



Cosmo Plan of Development – Onshore Oil



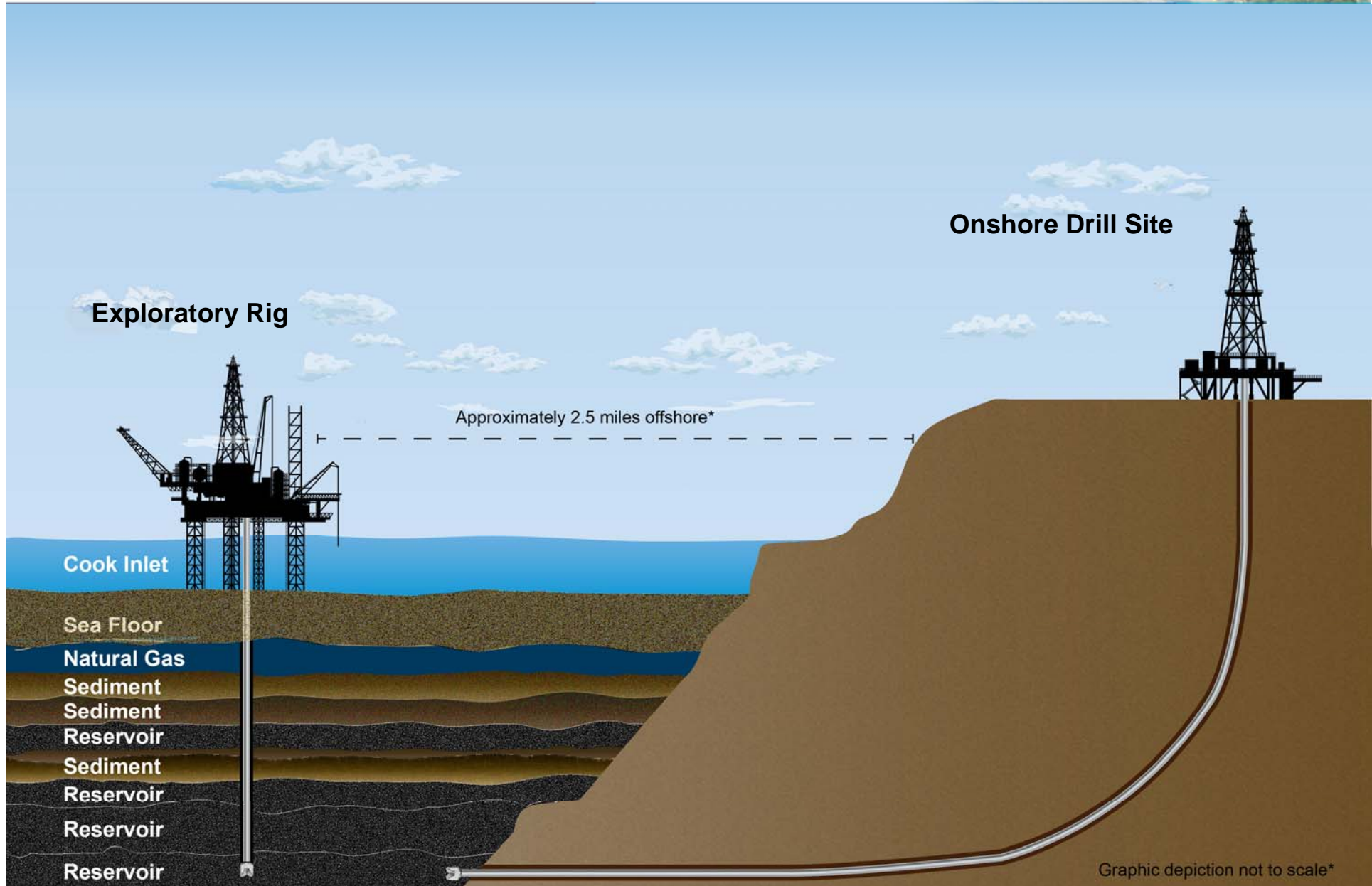
Initial Site Plan from the North

Cosmo Plan of Development – Onshore Oil

- Onshore rig Letter of Intent executed Q2 2015
- Potential offshore delineation well Q3 2016
- Onshore well drilling & facilities construction 2015-2016
- First oil anticipated Q2 2016
- Estimated 17,000 barrels of oil per day
- Oil trucked to Tesoro Refinery



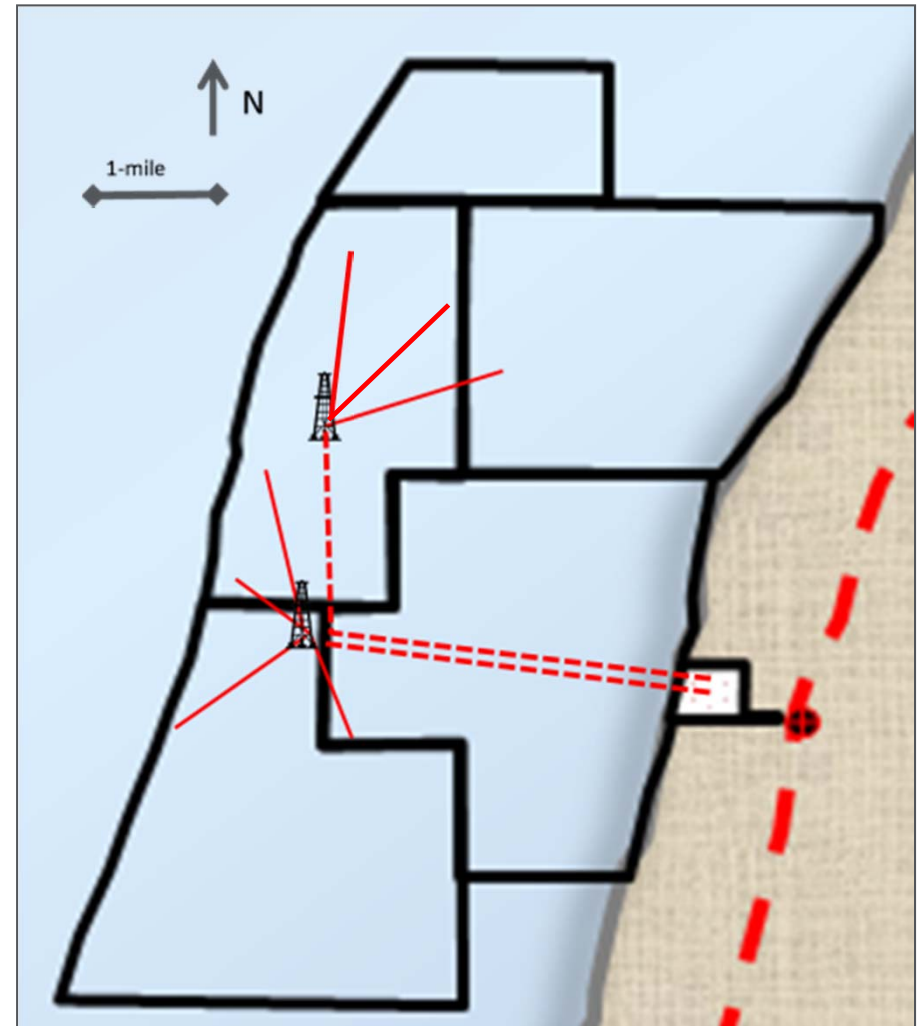
Potential Exploration Jack-up Rig



Offshore Gas Development



- Preliminary design exists
- Project not yet approved (sanctioned) by BlueCrest
- Development discussions underway to partner with another industry operator
- Would produce offshore gas from two platforms targeting shallow, dry gas zones
- Estimated 60 million cubic feet of natural gas per day
- Subsea pipelines tie-in to onshore oil facility

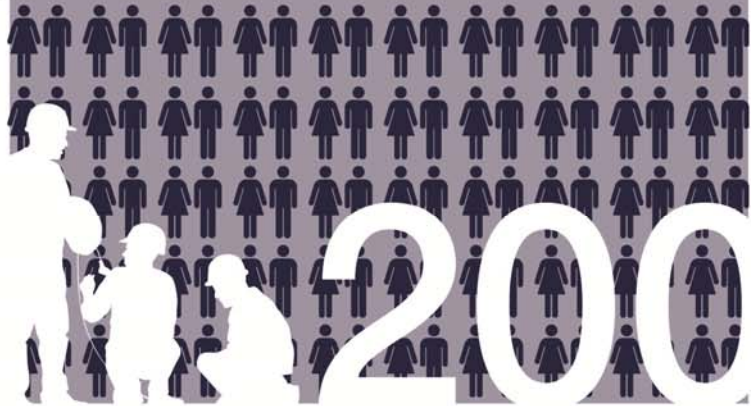


Local Presence & Employment Opportunities

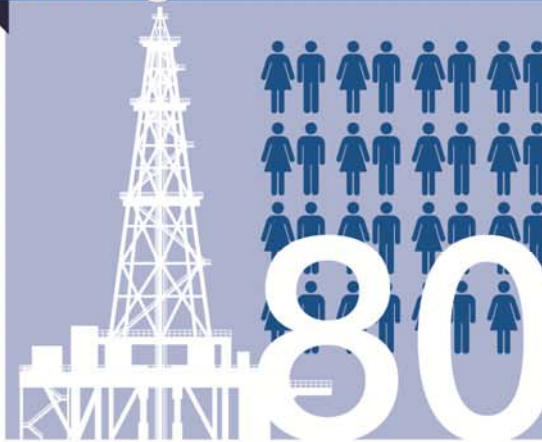
Estimated number of new onshore oil jobs



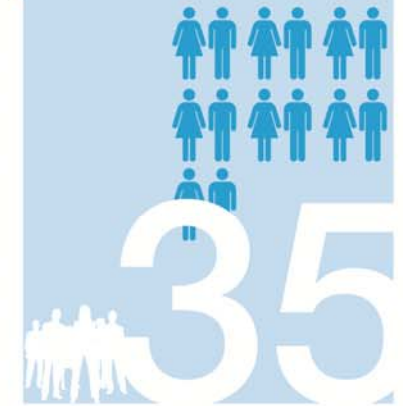
Construction



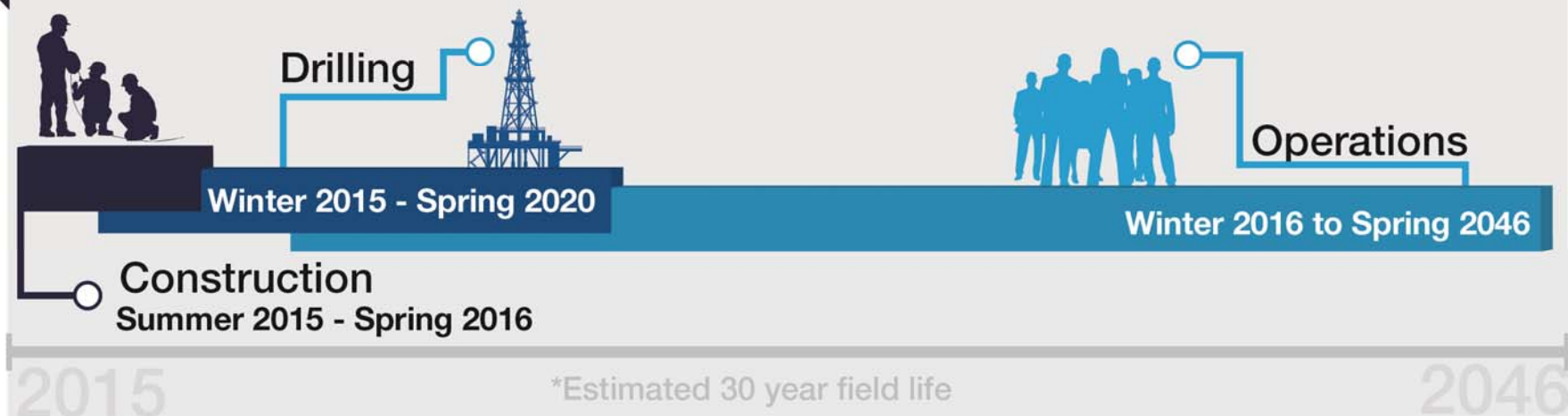
Drilling



Operations*



Estimated Development Timeline 2015 - 2046



Community Outreach



- **Meetings to date include:**
 - Kenai Peninsula Economic Development Division Presentation
 - CIRCAC Board of Directors Meeting
 - Engagement with ADOT&PF
 - ADNR Agency Site Visit
 - Presentation to KPB Assembly
 - Meeting with Anchor Point Fire Chief
 - Engagement with Homer Leadership
 - June 2015 Community Meetings: Anchor Point, Homer, Ninilchik
 - Kenai Chamber of Commerce Presentation
- **Upcoming Engagements:**
 - Homer Harbor Master
 - CIRCAC Board of Directors Meeting
 - Fall 2015 Community Meetings

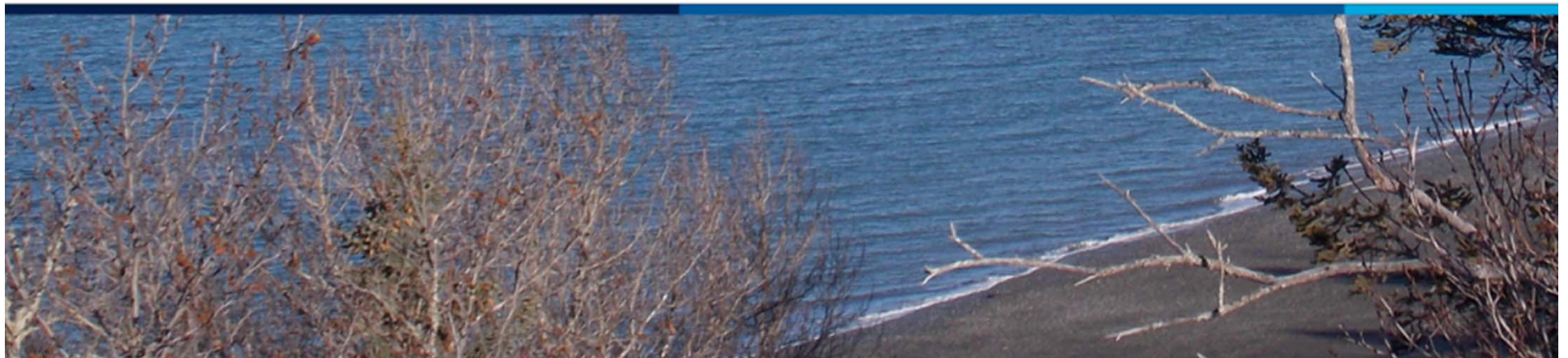




Questions?

townhall@bluecrestenergy.com

Honor. Stewardship. Fidelity



ANNOUNCEMENTS
PRESENTATIONS
BOROUGH REPORT
COMMISSION REPORTS

**CITY OF HOMER
HOMER, ALASKA**

MAYOR'S PROCLAMATION

**HOSPICE OF HOMER DAY - AUGUST 8, 2015
HOSPICE OF HOMER WEEK - AUGUST 2 - 8, 2015**

WHEREAS, Hospice of Homer facilities and compassionate, caring services are of vital importance to the well-being of the people of Homer and neighboring communities; and

WHEREAS, Those facilities and services could not be provided without the dedicated efforts of Hospice of Homer staff, volunteers, and generous community donors; and

WHEREAS, Many caring individuals facilitate and maintain the end-of-life and other support services HOH provides, which are vital to our local citizens during their most difficult and trying times; and

WHEREAS, It is in the best interest of the community to understand the role that Hospice of Homer plays in providing a wide range of services and support, all free of charge, and all of which enhance the quality of life in our community including:

- (1) medical equipment loans to anyone in need
- (2) telephone friends and visitors for the frail and isolated
- (3) compassionate end-of-life training, client care, and family assistance
- (4) bereavement counseling and support groups

WHEREAS, Every day for the past 30 years Hospice of Homer staff and volunteers have made these compassionate and caring contributions to the citizens of our community, and maintain a strong commitment to continuing to provide these services to meet growing needs and clientele.

NOW, THEREFORE, I, Mary E. Wythe, Mayor of the City of Homer, do hereby proclaim:

**HOSPICE OF HOMER DAY - AUGUST 8, 2015
HOSPICE OF HOMER WEEK - AUGUST 2 - 8, 2015**

and encourage all residents to recognize the substantial contributions that Hospice of Homer staff, volunteers, and community donors make to the City and neighboring communities.

IN WITNESS THEREOF, I have hereunto set my hand and caused the Seal of the City of Homer, Alaska, to be affixed this 27th day of July, 2015.

CITY OF HOMER

MARY E. WYTHER, MAYOR

ATTEST:

JO JOHNSON, MMC, CITY CLERK

Session 15-10, a Regular Meeting of the Homer Advisory Planning Commission was called to order by Chair Stead at 6:30 p.m. on June 17, 2015 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMISSIONERS BOS, BRADLEY, ERICKSON, HIGHLAND, STEAD, STROOZAS, VENUTI

STAFF: CITY PLANNER ABBOUD
DEPUTY CITY CLERK JACOBSEN

Approval of Agenda

The agenda was approved by consensus of the Commission.

Public Comment

The public may speak to the Planning Commission regarding matters on the agenda that are not scheduled for public hearing or plat consideration. (3 minute time limit).

There were no public comments.

Reconsideration

Adoption of Consent Agenda

All items on the consent agenda are considered routine and non-controversial by the Planning Commission and are approved in one motion. There will be no separate discussion of these items unless requested by a Planning Commissioner or someone from the public, in which case the item will be moved to the regular agenda and considered in normal sequence.

- A. Approval of Minutes of June 3, 2015 meeting
- B. Staff Report 15-45 Removal of plan note for Lillian Walli Estate Subdivision

Chair Stead called for a motion to approve the consent agenda.

HIGHLAND/BRADLEY SO MOVED.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

Presentations

- A. Representative from GCI, Towers Ordinance

No one from GCI was in attendance to present to the Commission.

Reports

A. Staff Report PL 15-44, City Planner's Report

City Planner Abboud reviewed the staff report.

He clarified the portion of Fairview Avenue being considered for improvement in the Lillian Walli Special Assessment District petition.

Public Hearings

Testimony limited to 3 minutes per speaker. The Commission conducts Public Hearings by hearing a staff report, presentation by the applicant, hearing public testimony and then acting on the Public Hearing items. The Commission may question the public. Once the public hearing is closed the Commission cannot hear additional comments on the topic. The applicant is not held to the 3 minute time limit.

A. Staff Report 15-46, Waddell Way Project

Chair Stead called for a 10 minute recess at 6:42 p.m. to read four letters provided as lay down materials for the public hearing. The meeting reconvened at 6:52 p.m.

City Planner Abboud reviewed the staff report.

Carey Meyer, Public Works Director and John Pekar, engineer with Kinney Engineering, commented to the Commission about options A and B regarding the Waddell Way improvement project. Mr. Meyer commented that there may be an opportunity to eliminate the sidewalk adjacent to curb and gutter and provide some separation from the travel lanes. The downside is that a separated pathway is more expensive and more problematic for snow removal. He touched on the non-consensus of the public relating to options A and B. Some prefer option A because it brings the connection to Heath Street closer to the library. Others for option B think in addresses conflicting turning movements and connecting Waddell to Grubstake would aggravate the situation. He thinks the connection could relieve the congestion. Regarding a traffic study, he isn't sure a computer generated traffic study is going to answer the question of how people will use this road and give insight into this particular question. There has been some discussion of traffic calming and curves in the road, he thinks adding a little more curve in the road tends to slow people down rather than being able to go fast and straight. His first instinct about a three way stop, is to put a stop sign at the top of Waddell coming north, but not east and west, but he's willing to listen to discussion. The idea of building this road is to move people more efficiently without putting to many barriers in the way. He continues to believe option A is the better of the two.

Mr. Pekar added that either option will take pressure off Pioneer and Sterling Bypass. At Heath the difference at the two intersections will be minimal but there will be benefit along Heath at both the north and south ends where it intersects by giving an alternate traffic path.

Chair Stead opened the public hearing.

Catriona Reynolds, city resident, commented that there may be some consideration around the ease of land acquisition and perhaps option A is easier to complete, but thinks everything else points to option B as a better choice, particularly because it brings you out about halfway up Heath Street. This is an opportunity to work toward creating a walkable, bike-able, people friendly community. She is

sure the engineers will take into account studies from places like Portland where traffic calming like a three way stop and the rate of travel benefit people in motorized vehicles as well as people on bikes. She would like to see road markings here, and around town, to help people understand that people using bicycles can be in the road. She agrees that the library is regular destination for citizens and tourists and option B benefits that as well. She doesn't agree with the the suggestion of Gold Mine for the street name.

Wayne Aderhold, city resident, noted his written comments in the laydown packet and added that if there is going to be a road he supports connecting at Bonanza. He supports separated pathways wherever possible but because he is comfortable riding his bike in traffic he is more interested in seeing the emphasis in on-street markings. He believes almost every road in Homer will fit in the category of a shared facility. He mentioned our existing facilities are marked in a bad way because you don't want bicycles riding against traffic. He also mentioned the trend in young adults is they are moving to cities that are bike-able, walkable, and also have mass transit. They are going car free.

Kenton Bloom, city resident, commented that he worked with Wayne on the Poopdeck Trail; it was one of the first real successes in Homer in terms of urban trail work. He thinks is good to look at what we want to accomplish in the big picture in terms of what are we connecting with when we get to Heath Street. He doesn't really see how the continuity is be projected so it seems an open ended discussion. On the aspect of the separated path, there is a nice one at the library on the north side of Hazel, but it just ends. He advocated when it was being developed it should connect to Heath Street, but it didn't happen. This case feeds into multi-modal transportation, and raises question about what are we doing with people when we bring them on the separated path to Hazel. He would like to see coherent intersection of the pedestrian access through the library site somehow.

There were no further public comments and the hearing was closed.

Commissioner Erickson commented relating to traffic safety she would prefer seeing stop signs versus other options. It's important, especially for people turning left. She also noted that in the winter Heath Street can get really icy and questions which option would be the safest place to stop on Heath and if intersection upgrades would be needed related to winter driving. Public Works Director Meyer suggested the grade might be slightly better at Grubstake, but he doesn't recall there is a significant difference. He added that flattening out an intersection would aggravate the grades on either side. He would look at increasing sanding in the area once it becomes a four way intersection.

Commissioner Venuti asked if the design could be modified so as not to channel bike traffic out on to a busy road. Public Works Director Meyer said they haven't talked much about the north south section but his memo and presentation previously has been to extend the existing pavement width and lane configuration that exists from where the pavement ends up to the east west extension of Waddell and that existing cross section has a shoulder/bike lane. They plan to try to facilitate bike movement down Waddell as well across Waddell.

Commissioner Bos questioned if the group had discussed a four way stop for this project. Public Works Director Meyer said he didn't recall a discussion about it. He talked about the challenges of traffic engineering. Right now the plan is conceptual with a general alignment and a general idea of

cross section. At 35% design there will be recommendations on these types of issues based on professional engineers experience in dealing with these.

Commissioner Stroozas asked about the driveway fix for HEA when aligning with Grubstake. Public Works Director Meyer said some project money may need to be spent to realign it based on what HEA is interested in.

Commissioner Erickson asked about a left hand turn lane on Heath Street if there aren't going to be stops at the intersection. Public Works Director Meyer explained that the lanes would have to line up on both sides of the street. He doesn't know if the budget provides for that, and suggested a right turn only lane could be a way to handle it.

Chair Stead noted that either option will require addressing the HEA driveway. If the driveway is moved to the T the trucks will most likely go down the existing Waddell Way so it will be important to consider if the road can take that kind of traffic.

VENUTI/HIGHLAND MOVED THAT THE PLANNING COMMISSION RECOMMENDS THE PROPOSED WADDELL WAY PROJECT IMPROVEMENT IS CONSISTENT WITH THE GENERAL PLAN AND ESTABLISHED PLANNING PRINCIPLES IN THAT -

1. THE TRANSPORTATION PLAN SUPPORTS CONSTRUCTION OF WADDELL WAY AND
2. THE PROVISION OF CONNECTED STREET SYSTEM AND PEDESTRIAN AND CYCLE AMENITIES ARE CONSISTENT WITH ESTABLISHED PLANNING PRINCIPLES IN THE CITY'S ADOPTED COMPREHENSIVE PLANS.

Commissioners Erickson and Bradley made comments in terms of winter driving in that gaining momentum to get up Heath when the roads are slick it may be more beneficial to have the intersection location in option B to provide increased distance between congestion points, especially during winter travel.

Commissioner Highland expressed her opposition to naming the road Gold Mine. She also commented regarding her understanding that curves are a method of traffic calming.

Deputy City Clerk Jacobsen noted that there will be opportunity to address specifics about the project after the Commission addresses the motion on the floor.

VOTE: YES: BOS, STEAD, HIGHLAND, ERICKSON, VENUTI, BRADLEY
NO: STROOZAS

Motion carried.

ERICKSON/BRADLEY MOVED THAT WE SUPPORT OPTION B.

Commissioner Bos commented he supports option A. He noted Public Works Director Meyer's comments that the difference in the grade between the the two options is minimal and that he has been able to get us up East and West Hill in the winter time. Option A is less expensive and it may get us more in the sense of bike-ability and walkability.

Commissioner Erickson commented option A leaves a little triangle of unusable property and option B opens up a bigger area with usable land for businesses.

Commissioner Bradley said the comments in the laydowns and from the public made her think about her experience when she walks that area. Having the new intersection at Bonanza would move it away from an already congested area and would be helpful for pedestrian traffic.

Commissioner Stroozas noted that soil remediation should be investigated on the subject triangle on option B. Chair Stead commented to he has some historical knowledge of that particular area and in his experience there haven't been any monitoring wells placed on that property and it hasn't been considered contaminated.

Chair Stead supports option A. It's a shorter walking path to get from the library across to Lake Street and Smokey Bay. It connects to Grubstake which has several businesses on it. Bonanza seems to be more residential. He sees the east west corridor on option A as removing traffic from Heath Street and alleviate some of the congestion. He doesn't know if it would increase traffic at the intersection or not.

VOTE: YES: ERICKSON, BRADLEY
NO: HIGHLAND, STEAD, VENUTI, STROOZAS, BOS

Motion failed.

There were comments to clarify the majority of the group supports option A.

HIGHLAND/BOS MOVED TO SUPPORT LEVEL TWO ON THE NORTH TO SOUTH AND LEVEL FOUR EAST TO WEST.

There was brief discussion to clarify the levels, locations, and bike lanes.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

VENUTI/BOS MOVED WE RECOMMEND TO SUPPORT LESS CURVES IN THE DESIGN, MINIMIZE THE AMOUNT OF MARGINAL REMAINDERS OF LOTS DUE TO ROAD ALIGNMENT, LIGHTING AT THE INTERSECTIONS, RESOLVING A REASONABLE FIX FOR THE DRIVEWAY FOR HEA, AND ADD INSTALLING CROSSWALKS ON LAKE STREET AND HEATH STREET.

City Planner Abboud noted that Lake Street is a state road and the city wouldn't be authorized to add a cross walk.

Commissioner Highland commented that rather than less curves, she would support traffic calming. City Planner Abboud noted this is marginally less curve; the idea is to minimize the marginal remainders left over.

VENUTI/HIGHLAND MOVED TO AMEND TO INCLUDE TRAFFIC CALMING.

There was no discussion.

VOTE: (Amendment) YES: VENUTI, BRADLEY, BOS, STEAD, HIGHLAND, STROOZAS
NO: ERICKSON

Motion carried.

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

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

Chair Stead called for a short recess at 8:34 p.m. and the meeting resumed at 8:38 p.m.

Plat Consideration

None

Pending Business

A. Staff Report PL 15-47 Towers Ordinance

City Planner Abboud read through the comments from GCI that were included in the packet, noting the information was sent out to others who agreed with the comments or had no additional input.

Question was raised about being able to add on to the towers. City Planner Abboud explained that the federal regulations allow towers to grow by a certain percent. It raised a challenge regarding the CUP process if a tower is built at a height that is not required to come in for a permit, but then come back later and add more height.

Discussion ensued regarding setback standards and that they may need to take time to address setbacks specific to districts and also considering what the standard is for harmful impact.

Regarding abandonment, City Planner Abboud commented that in a lot of cases people wanting to install a tower will first look at leasing city land and city leases require proper insurance coverage. For towers on private lands it will be challenging to follow up on insurance or bonding.

New Business

A. Staff Report PL 15-48 General Commercial 1 Land Availability

VENUTI/BOS MOVED TO POSTPONE GC1 TO THE NEXT MEETING.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

Informational Materials

- A. KPB Notice of Decision Webber Subdivision No. 9 Preliminary Plat
- B. KPB Notice of Postponement Hodnik Subdivision Preliminary Plat
- C. City Manager's Report from June 15th Council Meeting Packet

Comments of the Audience

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

Catriona Reynolds, city resident, thanked the Commission for their well thought out points of view. She noted 13AAC02.385 states clearly that bicycles are vehicles and therefore should obey all the rules of the road. Their lights should be visible 500 feet behind and in front of a vehicle. When going down Heath Street the area defined as a shoulder is on rubble and un maintained surface to the point you have to bike in the road lane. Apart from Ocean Drive and the spit, there aren't any shoulders that are truly wide enough to be bike lanes. Relating to the idea of cross walks and the fact that people don't know how to use the ones we have new, if we had the flashing light with the button it might bring pedestrians and drivers awareness to the crossing locations.

Wayne Aderhold, city resident, said page 80-87 in the book he gave to Commissioners explain that it's a fallacy in many cases that you will solve congestion with building more roads. He agrees with that thinking as he's against any road extension there. He appreciates the position of the Commission. He referenced a scene in the movie Office Space where there are cars held up in traffic and a guy with a walker is making faster progress than the cars. Traffic calming is a behavior issue, wiggles in the road should slow them down, but Hazel is a speedway right now, particularly at night. He thinks it's an enforcement issue. Regarding bike behavior, laws do exist and again it's a matter of enforcement and educating bicyclists. He referenced an article that summarizes the information very well. He would support bicycles having a license to ride on the road.

Comments of Staff

None

Comments of the Commission

Commissioner Bradley commented it was an interesting discussion tonight concerning pedestrian zones. Having attended college in Eugene, OR where there is a bicycle highway through campus, it's interesting to see the direction we are going with this. She recommends reading *The Walkable City*; it's a quick read with antic dotes that show pros and cons of certain situations. An interesting point about creating a class of citizens that will move back to your city is related to walkability. She is hopeful that

if we create a walkable community, maybe her friends who moved to Portland and DC will move home.

Commissioner Erickson said safety always comes first for her. She was a big advocate for the bike lane on Ocean Drive from back when she served on the Economic Development Commission. She is concerned with safety for the bicyclist and also the person in the car. She would like things to be clear and consistent in moving forward.

Commissioner Bos said it was a good meeting and thanked Rick for the tower ordinance work. It expedited things and made it clear.

Commissioner Stroozas commented that Normal Lowell is not going to be the Grand Marshall for the July 4th parade and Clem Tillion has stepped in. He also said the Irish Ambassador will be visiting Homer and invited the group to the reception being held at the Chamber of Commerce.

Commissioner Highland, Venuti, and Chair Stead had no further comments.

Adjourn

There being no further business to come before the Commission, the meeting adjourned at 9:34 p.m. The next regular meeting is scheduled for July 15, 2015 at 6:30 p.m. in the City Hall Cowles Council Chambers. A worksession will be held at 5:30 p.m.

MELISSA JACOBSEN, CMC, DEPUTY CITY CLERK

Approved: _____



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Memorandum 15-097

TO: MAYOR WYTHE AND HOMER CITY COUNCIL

FROM: MELISSA JACOBSEN, CMC, DEPUTY CITY CLERK

DATE: JUNE 22, 2015

SUBJECT: ECONOMIC DEVELOPMENT ADVISORY COMMISSION RECOMMENDATION
REGARDING AFFORDABLE HOUSING

On May 14, 2012 the City Council designated Community Economic Development Strategy (CEDS) priorities and requested the Economic Development Advisory Commission review and provide recommendations regarding implementation strategies, including timetables, responsible parties, and funding.

In January 2015 the Commission followed up with Council via Memorandum 15-013 regarding an affordable housing incentive and at their June 9, 2015 regular meeting they took the following action which passed with four yes votes and one no vote:

BROWN/ARNO MOVED THAT THE RECOMMENDATION FOR THIS PROPOSAL TO GO FORWARD FOR CITY COUNCIL TO CONSIDER WITH THE OUTLINE SUGGESTED:

New Business and Housing Incentives on Homer Undeveloped Land

- 1) *7 year trial period*
- 2) *All new construction, (business and residential) on UNDEVELOPED LAND*
Note: applies to new construction only, not additions
- 3) *Waive city taxes on improvements for a period of 10 years*

Benefits:

- *Promoting development on undeveloped land available in Homer*
- *Promoting and attracting new businesses*
- *Promoting Living Wage Jobs by local industries and increased support services*
- *Increasing use and service fee infrastructures of city; sewer, water, gas, electric*
- *Promoting new users to sales tax base, not just a target group of individuals*
- *Promoting and encouraging a base for construction which includes anticipating the LNG Pipeline benefits*

RECOMMENDATION: Consider the proposal from the Economic Development Advisory Commission, determine if the recommendation is feasible and whether to bring forward an ordinance or resolution to implement the tax incentive program.

Katie Koester

From: Patrick Brown <pbrown5@yahoo.com>
Sent: Wednesday, November 12, 2014 1:43 PM
To: Katie Koester
Subject: Commissioner Brown Update-Directives

Follow Up Flag: Follow up
Flag Status: Flagged

November 12, 2014

Katie Koester
Homer City Clerk
kkoester@ci.homer.ak.us

Katie:

I am submitting the following information to you seeking direction on several points.

I wanted to express my observations on our recent meeting concerning the concept of “Affordable Housing” and ask for some additional clarifications.

We reviewed “affordable housing” and it divides into two categories:

- 1) Subsidized Housing Requirements for residents
Seniors and the vulnerable populations of disabilities, mentally and physically disabled, vets, homeless, low-income, abused at-risk adults and children, and the chronically ill.
- 2) Young families with children desiring to locate to Homer and plant roots hopefully for a generation or more. This group is motivated by economics to live and thrive in our community.

There are programs in place to address the first group and Homer EDC recommends pursuit of these programs for our residents. It is worth noting that seniors outside our area especially from Anchorage are seeking to retire and relocate here putting a strain on our limited resources for our current residents.

My focus is to address the “Young Families” category. Economic generators such as the hospital provide living wages as compared to survival wages. Investors may be enticed to accomplish projects in Homer by incentives offered by the City of Homer. Ultimately, purchase of homes will provide the infrastructure to build our economy and city budget.

I believe building industry in Homer is the higher priority to fulfill. I understand the Chamber is responsible for PR work concerning the city. At our last meeting we learned about 260 inquiries a month are requested to learn more about our great city.

Reviewing the website and available materials I feel we may improve our posture from passive marketing to active aggressive marketing. My recent submission for the slogan; “Put your HOME in HOMER” is just one example to support our home team. I realize our Chamber is challenged with an interim director awaiting selection of a new director, personnel and budget issues with performance benchmarks on our many activities to generate revenues.

I have worked with other Chambers, city governments, military and business applications which resulted in “Anchors” within communities to grow business and communities and lay true economic foundations. I have chosen to make Homer my Home and anticipate another 25 years here, Lord willing and the creek don’t rise!

One key concept is referred to as “Anchor Businesses” such as the main stores of attraction at a mall. Having worked in the Mall of America in Minnesota, other smaller lesser known stores benefit and thrive. I just love the Lego Store!

My question is simple, as a Commissioner in the City of Homer Economic Development and Advisory Commission, do you want me to pursue the options of businesses relocating to Homer according to the CEDS, Comprehensive Economic Development Strategy?

As an example the IEDC meets in Anchorage October 2015 comprised of several hundred businesses and industry representatives-decision makers. I

submit for consideration our joint efforts with our KPED and AEDC to showcase Homer and take advantage of these opportunities.

I ask for guidance from our Chair and City Council.

Respectfully,
Commissioner Patrick Brown
Homer Economic and Development Advisory Commission

Katie Koester

From: Thomas Klinkner <tklinkner@BHB.com>
Sent: Friday, November 14, 2014 5:23 PM
To: Katie Koester
Cc: Walt Wrede
Subject: RE: Tax question

Katie,

Such an exemption is authorized by AS 29.45.050(m). No state approval is required.

Here is the statutory language:

(m) A municipality may by ordinance partially or totally exempt all or some types of economic development property from taxation for up to five years. The municipality may provide for renewal of the exemption under conditions established in the ordinance. However, under a renewal, a municipality that is a school district may only exempt all or a portion of the amount of taxes that exceeds the amount levied on other property for the school district. A municipality may by ordinance permit deferral of payment of taxes on all or some types of economic development property for up to five years. The municipality may provide for renewal of the deferral under conditions established in the ordinance. A municipality may adopt an ordinance under this subsection only if, before it is adopted, copies of the proposed ordinance made available at a public hearing on it contain written notice that the ordinance, if adopted, may be repealed by the voters through referendum. An ordinance adopted under this subsection must include specific eligibility requirements and require a written application for each exemption or deferral. In this subsection "economic development property" means real or personal property, including developed property conveyed under 43 U.S.C. 1601 et seq. (Alaska Native Claims Settlement Act), that

- (1) has not previously been taxed as real or personal property by the municipality;
 - (2) is used in a trade or business in a way that
 - (A) creates employment in the municipality;
 - (B) generates sales outside of the municipality of goods or services produced in the municipality;
- or

- (C) materially reduces the importation of goods or services from outside the municipality; and
- (3) has not been used in the same trade or business in another municipality for at least six months before the application for deferral or exemption is filed; this paragraph does not apply if the property was used in the same trade or business in an area that has been annexed to the municipality within six months before the application for deferral or exemption is filed; this paragraph does not apply to inventories.

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From: Katie Koester [<mailto:kkoester@ci.homer.ak.us>]
Sent: Friday, November 14, 2014 4:10 PM
To: Thomas Klinkner
Cc: Walt Wrede
Subject: Tax question

Hi Tom,

I was hoping you could answer a quick question for the Economic Development Commission.

Can the City adopt certain incentives or deferrals on property taxes without prior approval by the State?

Thanks for your help.

Best,

Katie Koester
Community and Economic Development Coordinator
City of Homer
491 E. Pioneer Ave
Homer, AK 99603
Ph: (907)-435-3101
Fax: (907)-235-3148

- A. Memorandum from Community and Economic Development Coordinator Koester Re: Updates since last regular meeting

Community & Economic Development Coordinator Koester introduced City Manager Yoder who has been appointed until a permanent City Manager is hired. Mr. Yoder was invited up to talk to the commission.

City Manager Yoder said he was pleased to learn that Homer has an Economic Development Commission; it is something a lot of communities like to get involved in. He posed the notion of increasing sales tax from the view of can you raise more sales tax by sales, rather than by just upping the rate. Homer is at the end of the road, so there aren't a lot of people driving through and there is a defined piece of pie here and how it is sliced up. Does more business bring in more dollars or does it just slice the pie thinner? He suggested it might be a question to ask of the business community. The port and all the things associated with it as one of the big economic drivers is another area to look at. Another thing to look at is studies that are already done that talk about how many of the dollars are exported to Soldotna and Anchorage, and look at ways to keep those dollars here. Mr. Yoder said these are things he has brought up with Katie as things for the Commission to think about.

PUBLIC HEARINGS

PENDING BUSINESS

- A. Affordable Housing
i. Email from City Attorney Klinkner re: Municipal Authority for Tax Incentives and Deferrals

Chair Barth reported that he talk to Council at their November meeting and the feedback was encouraging regarding the thoughts the Commission had about a possible tax incentive to develop undeveloped lots. He would like the Commission to be able to get some thoughts on paper to submit to Council for them to respond to.

Chair Barth provided a brief overview of the Commission's work to date relating to affordable housing.

The Commission discussed ideas of what they could submit to Council for development in an effort to narrow down their approach. Comments included:

- Incentives for developing affordable housing may not necessarily be monetary, it may be process related. An ease of a process that might equate to less cash outlay by a developer. Improving the way developers deal with the city and land in the city that can make things easier for them and give the incentive to build here.
- Talking to builders about what their hurdles are for development and knowing what would make it easier for them to develop in the city limits would be helpful. Unless we know what the issues or disincentives are, we don't know what to address.
- Tax incentives don't necessarily help the builder unless they plan to continue to own the building.
- Tax deferral on the assessed value for the city after the home is built wouldn't have as much impact on the city.

- Natural Gas is an incentive. If developers are offered a choice of tax deferral or natural gas install, they may likely select natural gas.
- Incentive could be broken down into residential development owner occupied lots and the developer who wants to come in and build multi-family housing. Question one could be do you support a tax incentive for owner occupied development. Question two, do you support it for duplex and four-plex sized units. Question three could be on the larger scale. That would allow them to gauge Council support or interest. Outreach to developers is also important.
- Develop a reliable survey from construction organizations locally, regionally, statewide, and pacific northwest and use them as comparatives to find out why so much development is happening in some areas as opposed to others.
- It could be beneficial for Commission members to talk to a couple people over the next few weeks to get their opinions. Sometimes the public is reluctant to talk with staff or come to city meetings.
- There are details about tax incentives that need to be formulated before staff can get some educated information on what they may look like.
- The lending piece of the construction process can also be a deterrent. From a lending perspective construction is still high risk. Commercial construction is a bit easier because lenders are dealing with a business rather than an individual and the builders are more experienced.
- If someone is building a four-plex and running it themselves they have to have the money to invest and then want to have rental business. That's why you don't see that type of construction here from local builders. An incentive may make people want to build here.
- From an investment perspective, there has to be a breakeven point for the investment. When dealing with affordable or low income housing, it will be difficult to get to that breakeven point without a subsidy.

More specific incentive recommendations included:

- Property owners are already being taxed for the vacant land. An incentive could be to defer taxes on the added value on the property for three to five years once the improvements are complete. Perhaps residential improvements a five year deferral and multi-family a three year deferral, based on new construction. Increasing housing for the city means more revenue. More people who can come to the city is growing Homer and our economy. More building means more jobs and new development should be incentivized across the board.
- Rather than an across the board exemption, maybe it would work to define what kind of housing we want to promote and offer incentives for those types of improvements. The retirees and second home owners have increased, but it isn't just about growing the numbers of people but also have people who are here year round. People who live here year round will also need year round jobs. We need to look beyond just having people live here.

BROWN/ARNO MOVED THAT WE GO AHEAD AND SUBMIT TO CITY COUNCIL A MEMO STATING THAT WE BELIEVE THAT A TAX INCENTIVE MAY BE A VIABLE OPTION TO HELP PROMOTE RELIABLE HOUSING IN OUR CITY. WE CAN IDENTIFY THE DIFFERENT CATEGORIES OF BUILDINGS, AND WITH RESPECT TO THE CONCEPT THAT IT MAY IMPACT OUR BOTTOM LINE WITH THE CITY BUDGET; IT WOULD GIVE US OPPORTUNITY TO EXPLORE OPTIONS AND PERCENTAGES. THE GOAL IS THAT AS A RESULT OF THIS THERE WOULD BE MORE BUILDINGS TAKING PLACE IN HOMER AND THAT IT WOULD PROVIDE AN IMPETUS FOR OUR INFRASTRUCTURE TO DEVELOP AND THAT THE BENEFIT IS THAT WE'RE LOOKING AT LONG TERM RESIDENCY AND BUSINESSES ESTABLISHED AND THRIVING IN OUR CITY.

There was discussion that they should probably identify the categories for the memo. They identified the categories as single residence family homes, commercial properties, and multiple owner occupied residences, such as a four-plex, and perhaps apartment buildings.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

Commissioner Arno expressed interest in inviting Sheldon Beachy with Beachy Construction, Tim Steiner with Steiner Construction, and also Bruce Petska to talk them. Chair Barth also suggested it would also be helpful to know what we are potentially giving up and so a report from or inviting someone involved in making the financial predictions regarding the city budget.

BROWN/MARKS MOVED TO CONTACT CONSTRUCTION ORGANIZATIONS AND GATHER INFORMATION PERHAPS THROUGH SURVEY MONKEY OR PUBLISHED DATA THEY HAVE AS TO WHAT THEY CONSIDER THEIR GREATEST MOTIVATORS TO CAUSE THEM TO HAVE INCENTIVES TO WANT TO BUILD IN THE HOMER AREA.

Chair Barth expressed that their last work on a survey was painstaking thing to accomplish, even though it sounds relatively simple. The group has to decide what survey they want to conduct, and word questions and choices specifically. They can't just task staff with making a survey and sending it out.

Commissioner Brown suggested that from different trade organizations there should be consistently published data and from that we should be able to glean enough information to provide insight to their concerns might be.

Ms. Krant further suggested gather data from areas that have experienced a lot of building growth by contacting Mrs. Koester's peer in those communities and ask to what extent are builder incentives responsible for the growth they are experiencing.

Commissioner Brown said he would work to gather information from Bloomington, Indiana.

VOTE: NO: ARNO, MARKS, BROWN, BARTH

Motion failed.

NEW BUSINESS

INFORMATIONAL ITEMS

- A. Email from Commissioner Brown re: Updates and Directives
- B. City Manager's Report – December 8, 2014 and January 12, 2015
- C. Industry Outlook Forum Agenda

No discussion.



Memorandum

TO: Homer Advisory Economic Development Commission
 FROM: Katie Koester, Community and Economic Development Coordinator
 DATE: January 15, 2015
 SUBJECT: Tax exemption information

The purpose of this memo is to both consolidate information that was provided in previous meetings and present new information on affordable housing after the direction the commission gave staff at the January 2015 meeting.

What Council had to say.

At the City Council February 26th meeting the memo from the EDC was discussed at the Committee of the Whole. The feedback from Council was they wanted to see incentives for multifamily homes, rentals and ways to work with the Coast Guard to provide housing options. Councilmember Lewis questioned the mechanics of an incentive program and if you would verify income eligibility. He also brought up the difficulty for people to put down both a security deposit and a first month's rent, if there was a way to help with deposits.

1. What is affordable housing?

At previous meetings the Commission seemed to come to the consensus that they are looking at incentivizing 'starter homes' or homes for young families. The effort is not to provide low income housing, which would have different definition and threshold. What magic number is considered affordable in Homer? Alaska Housing Finance Corporation has a first time home buyer program that is aimed at the demographic the EDC wishes to target. This is a generous and inclusive number.

AHFC First Time Homebuyer Program Requirements	1-2 people	3 or more people
Maximum annual income to be eligible for a first time homebuyers loan	\$78,800	\$90,620
	New or existing single family home	Existing Duplex
Maximum cost of home first time homebuyers loan program will finance	\$294,620	\$377,174

American Community Survey 2009-2013 5-year data	
Average home value in Homer (assessed value)	\$282,772
Median household income in Homer	\$53,750
Mean household income in Homer	\$72,703

2. Tax Incentive Scenario

Cost to the City

Julie Engebretsen with the Planning Department ran some numbers on how much in taxes current construction generates.

Total value of all construction in 2014: \$15,545,822 (big construction projects included fire station, harbormaster office, O'Reilly's, snug harbor seafood on the spit, and retail/contractor space on east end road.)

Total value of all new residential construction including multifamily: \$9,858,200. This breaks down to 31 single family homes, 3 duplexes creating 6 housing units, one 4-plex, and one development with four individual cabins. Total new housing units: 45. The 4-plex was built by KPHI, so they don't pay property tax.

The average permitted value of the single family homes is \$260,574. The assessed value will probably be less than that, assume they will all be owner occupied by people under the age of 65. So the exemption is limited to \$20,000 for Homer taxes. So $\$240,574 \times 0.0045 = \$1,082.583$ in Homer taxes.

$\$1082.583 \times 31$ homes = **\$34,000 (rounded up) in lost tax revenue.** Note: the KPB tax assessor does not necessarily know about and tax the house the first year it is built.

At the January meeting the commission asked if the City of Homer counts on new residential development when making budget projects. The answer is indirectly. The City bases future property tax projections on the projected assessed value of real property in Homer as a conglomerate. Because values rise and fall, any new construction would be considered as part of the tax value as a whole.

Benefit to the Homeowner

A household making the median household income in Homer, \$53,750, would need to spend \$896 or less a month in mortgage payment plus taxes to be considered affordable (20% of income mortgage, 10% utilities, equals 30% of household costs to housing). The following table explores a scenario for an \$895 monthly payment with and without City of Homer property taxes. For the purposes of this example, the property gets an exemption on the first \$20,000 as a primary residence.

	Mortgage/ mo.	Taxes/mo.	Total/mo.	Financed	20% down	Home cost
W/ COH taxes	\$750	\$145	\$895	\$148,000	\$37,000	\$185,000
No COH taxes	\$813	\$82	\$895	\$176,500	\$44,125	\$220,625

Assumes a 4.5% interest rate, does not take into consideration the cost of homeowners insurance. Eliminating the city of Homer property tax has the same effect as reducing the interest

rate by .6%. HOWEVER, keep in mind the tax incentive currently being discussed does not eliminate City of Homer property taxes indefinitely on the property.

3. Is there a need?

By the numbers:

A survey of Alaska MLS shows the following breakdown from Homes on the market in Homer City limits. Keep in mind what homes are listed for and sell for can vary greatly. No home was listed below \$139,000 in City limits. Many of these homes need improvements and would not be eligible for a rigorous financing program (like AHFC).

	Number of Homes: 29	Average listing: \$224,131
139,000-200,000	10	\$169,302
200,001-245,000	9	\$227,777
254,000-299,900	10	\$273,430

(See email and sales data from Karen Marquart for more accurate information actual sales price)

According to American Community Survey 2009-2013 5-year data, 37% of owner-occupied units in Homer spend more than 30% of household income on housing expenses (mortgage, taxes, insurance and utilities). The same survey reports 46% of renters spend more than 30% of household income on housing expenses. Thirty percent is the threshold considered prudent. Essentially, over a third of Homer households are paying too much for household expenses. (note, margins of error on data are high).

4. What is the City process/permitting hurdles for new development?

According to the City of Homer Planning Department:

To build on a City of Homer lot (with utilities) you need a construction permit which can take as little as one day. The Planning Department estimates that the average new residential construction takes 7 days to process the permit and about one hour of the builder’s time to fill out the paperwork/talk to Planning. There are no building inspection requirements in Homer, which simplifies the process greatly compared to other communities. If the lot is on wetlands, the builder has to apply for a permit with the Corps, which could take up to 30 days, however that is a federal requirement. If a builder is constructing a multifamily building with 4 unit or more, state laws and regulations apply that may take longer than the 7 day average. Again, this is not the City’s process. If a builder wants to build multiple homes on one lot, they would need a conditional use permit and to go before the Planning Commission. This is where public sentiment can weigh in heavily as often neighbors do not want dense multiple structures (often rental units) in their backyard and can come out against the project at a Planning Commission meeting. The City recently simplified its process for constructing an accessory dwelling on a lot (mother in law cabin, apartment above the garage, etc), you no longer need a conditional use permit.

Average City of Homer permitting/set up expense for residential dwelling	
Construction Permit	\$300
Driveway Permit	\$300
Water/sewer hookup fee	\$xx
Meter deposit	\$1000

The issue of Special Assessment Districts

When an area wants an improvement, traditionally either water/sewer or roads, though most recently natural gas, they band together and form a special assessment district. Fifty percent or more of lot owners have to agree (by non-objection) to the improvement. In the case of water and sewer, the lot owner pays for 70% of the cost of the improvement and the City 30%. The 70% is divided between the lots that are benefited (either by lot size, road frontage or evenly) and assessed to each property. According to current City code, when a lot subdivides after the SAD, the new lot created generates a separate assessment. The value of that assessment is then divided amount among all the lot owners, essentially refunding them for the investment. In a small Special Assessment District this is administratively doable. However in a large district, such as the Natural Gas HSAD, this could become administratively untenable. Water sewer assessments in particular can be very costly – one neighborhood the assessments are \$30,000. Combined cost of land and assessment can make a lot prohibitively expensive.

Are smaller lots and zero lot lines the answer?

Currently Homer lots can be 10,000 square feet in areas zoned rural/residential zones and 7,500 feet in urban districts. That is still fairly large for a lot. A smaller lot, and zero lot lines, means much more affordable land. One type of development, cluster development, advocates for a combination of lot sizes and green space in a development to cluster utilities and create more affordable lots. A potential con of this option is the public opposition to smaller lot size. In Homer, neighbors want less dense neighborhoods. Even with the ability to subdivide to cheaper lots, developers may be able to realize more profit with larger lots and more expensive homes. Realtors asked about this issue commented that there is not a market for very small lots in Homer.

Things to Consider

At the EDC is considering ways to incentivize affordable housing and development in Homer, keep the following things in mind:

- The administrative burden of the program.
- A way to incentivize new construction on water and sewer. This would create more infill and cost sharing for the city water sewer system.
- Cluster development where smaller lots and combined with a few larger lots and green space. This is a way to consolidate development, make lots and infrastructure more affordable and still protect green space.
- What the population you want to target.



City of Homer

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Economic Development

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(f) 907-235-3148

Memorandum

TO: Mayor Wythe and Homer City Council
FROM: Advisory Economic Development Commission
THROUGH: Marvin Yoder, City Manger
DATE: January 20, 2015
SUBJECT: Affordable housing tax incentive

The purpose of this memo is to update the Council and request input on the Homer Economic Development Advisory Commission's work to date on affordable housing, one of the directives Council established for the EDC in Resolution 12-041.

The Commission plans to propose a tax incentive to Council as an option to promote housing in Homer. The proposed incentive would consist of a tax exemption for 3-5 years for new construction in the categories of single family homes, multiple owner occupied residences (such as four-plexus), apartment buildings, and commercial buildings. Additional development in these categories will further goals of the City: water and sewer infill and a larger long-term property tax base. As a reference point, the total value of all construction in 2014 was \$15,545,822, however some of that included projects that do not produce tax revenue (city and nonprofit construction, for example). There were 45 new housing units constructed last year with an estimated value of \$9,858,200. The average new single family home in 2014 would generate approximately \$1,000 in city of Homer property taxes. The goal of the Commission is to increase the amount of new construction in Homer with an emphasis on affordable residential construction.

The Commission will continue to work with housing professionals and city staff to refine this proposed tax incentive. However, before proceeding the Commission would like to gauge the Council's appetite for a tax incentive on new construction and welcomes suggestions as the proposal moves forward.

The Economic Development Advisory Commission thanks you in advance for your participation and feedback.

ECONOMIC DEVELOPMENT ADVISORY COMMISSION
REGULAR MEETING
FEBRUARY 10, 2015

Session 15-02 a Regular Meeting of the Economic Development Advisory Commission was called to order by Chair Barth at 6:00 p.m. on February 10, 2015 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMISSIONER ARNO, BARTH, BROWN, STANISLAW
Cinda Martin, Marine Trades Association Representative

ABSENT: MARKS, FRIEDLANDER

STAFF: DEPUTY CITY CLERK JACOBSEN
DEPUTY CITY PLANNER ENGBRETSSEN

AGENDA APPROVAL

BROWN/ARNO MOVED TO APPROVE THE AGENDA.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

PUBLIC COMMENTS REGARDING ITEMS ON THE AGENDA

None

RECONSIDERATION

None

APPROVAL OF MINUTES

A. Regular Meeting Minutes January 13, 2015

ARNO/BROWN MOVED TO APPROVE THE MINUTES.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

VISITORS

A. City Planning Staff – Affordable Housing

Deputy City Planner Engebretsen commented about starter housing for working families. Something that helps in talking about that is to put a dollar amount on it, for example is it people who make the average income in our community? She reported construction is picking up in the community and we have a lot more rentals in the form of small cabins being constructed, however they accommodate singles, couples, or parent and a child, not family housing. She also acknowledged Council's suggestions of incentives for multi-family housing, rentals, and increased Coast Guard housing.

Regarding incentives, easy things for the city to do would be things like waiving fees, such as zoning fees and water/sewer hookup fees. A tax incentive is more difficult to make happen. Property improvements aren't always recognized and assessed within the first year. Cost of land also drives our housing market. Land costs are high and one thing that could be looked at is the special assessment districts. She explained situation with the Hillside Acres subdivision that had a costly water and sewer assessment about 10 years ago. The cost to subdivide an acre lot and pay the assessments on the newly created lots makes it cost prohibitive for the land owner. It's a long term issue.

There was discussion of the process for Special Assessment Districts, water/sewer hookup fees, subdividing, and potential challenges of working with the Borough on tax incentives.

STAFF & COUNCIL REPORT/CHAMBER OF COMMERCE & MARINE TRADES ASSOCIATION REPORT/ COMMITTEE REPORTS/BOROUGH REPORT

Mrs. Martin reported that there is a Round Haul, a social get together, on February 27th from 5 to 7 pm at Redden Marine. She also said the Association is working with the City to produce a Marine Trades Promotional Video and an RFP is being prepared for advertisement.

PUBLIC HEARINGS

PENDING BUSINESS

- A. Affordable Housing
 - i. Staff Report on tax exemptions and other affordable housing measures
 - a. Average Sales Price/Days on Market
 - b. Residential Sales Comparison 2013-2014
 - c. Land Sales Comparison 2013-2014
 - d. 10 Year Comparison Report
 - e. Real Estate Market Review
 - f. What can the City do?

The Commission continued to discuss the notion of a tax incentive. They acknowledged that there may be some hurdles in working through it but also feel the benefits make it worth pursuing. Comments of support include:

- There is more savings with a tax incentive over time.
- The savings from offsetting taxes in the first few years could increase buying/building power.
- It incentivizes businesses to come to town resulting in more business, and more jobs.

ECONOMIC DEVELOPMENT ADVISORY COMMISSION
REGULAR MEETING
FEBRUARY 10, 2015

- Tax credits for developers and buyers while interest rates are low.
- Property tax on new improvements wouldn't be a direct loss in revenue because the City isn't receiving the income yet. It would be a delay in the property tax income, but the sales taxes collected by the development and the new home owner would be recognized.
- Waiving property tax for the first year for the purchaser.

Other incentives addressed were:

- Waiving city fees for permitting.
- Educating the public, with the low interest rate the incentive is there now.
- Looking at smaller lots than 10,000 square feet rural residential and 7500 square feet in urban areas could make lots more affordable.
- Waiving hookup fees for two years for water and sewer and other costs incurred to the city for developing property.
- Allowing developers of subdivisions to bring in infrastructure improvements like curb, gutter, and paving after selling a certain number of lots, rather than developing it all off the top.

Other comments included:

- Based on past discussions, the Coast Guard generally prefers regular housing over formal Coast Guard housing as they prefer to be in a regular neighborhood in the community.
- Consider addressing the incentives in phases, starting with waiving some fees for the first two years. It's simple and in City's control and they can see if it made a difference. Then decide whether to move on to a second phase of implementing some tax incentives or something like that.
- Construction loans are more difficult to obtain than a regular mortgage loan. It is questionable whether these temporary incentives would have any impact in qualifying for a loan; lenders have a pretty specific review process that likely won't be deviated from.
- The Senior Center is planning to construct more housing and inviting Keren Kelley to a meeting would give them a chance to ask if the incentives discussed could benefit their project. Also extending another invitation to Steve Rouse with KPHI.

Chair Barth summarized their intent to recommend waiving city fees to develop a property and continue to pursue the options for a tax incentive. Information they would like for their next meeting is:

- They would like to receive feedback from the Borough Assessor's office to find out what is involved in establishing a tax deferral on new development to see if it is a feasible undertaking.
- They would like more information from planning regarding reducing lot sizes in the residential districts.
- Information about the assessments issued to newly created lots through subdivision.

NEW BUSINESS

A. Election of Chair and Vice Chair

BROWN/ARNO MOVED TO NOMINATE MIKE BARTH AS CHAIR AGAIN.

Chari Barth accepted the nomination and no other nominations were proposed.



Memorandum

TO: Advisory Economic Development Commission

FROM: Katie Koester, Community and Economic Development Coordinator

DATE: March 5, 2015

SUBJECT: Affordable Housing Follow up from February 10, 2015 Meeting

This memo is in response to questions the Commission proposed at their February 10 meeting. At that meeting the Commission requested:

1. Feedback from the Borough Assessor on what is involved in establishing a tax deferral on new development to see if it is a feasible undertaking

I spoke with the Borough Assessing office. They administer a series of Borough-wide tax exemptions (see the attachment listing available exemptions). They do not (and won't) administer an exemption for just one municipality. The City of Homer would have to establish the parameters of the program, collect applications, verify eligibility and generally run the program. The City would provide a list of parcel numbers that are eligible to the Borough annually. A onetime cost would be charged to the City for having to re-program their software and they would need plenty of lead time to accomplish this. Proving that there is new construction may be difficult – a piece of raw land with a building on it can be inspected fairly easily. However, if there is an addition or remodel to an existing facility they borough cannot only exempt the value of that improvement.

RECOMMENDATION: If the Commission wishes to pursue a tax exemption program, I recommend you develop specific parameters and details to move this item forward.

2. More information from Planning regarding reducing lot sizes in the residential district

I spoke in more detail with City Planner Abboud and Deputy Planner Engebretsen. They both emphasized that there is little demand for small lots in Homer. The smallest lot size you can have in the urban residential district is 6,000 (some lots on Klondike, Grubstake and Bonanza are this small). Town Houses, where a house shares a common wall, are allowed, but there are a number of restrictions on them (such as dimensional requirements) that prove to be impractical for Homer builders. Further work could also be put into defining and encouraging cluster development. See the Land Use Plan section of the Comprehensive Plan attached.

3. More information about the assessments issued to newly created lots through subdivision

To recap how special assessment districts work in the City of Homer:

When a neighborhood wants an improvement, traditionally either water/sewer or roads, though most recently natural gas, they band together and form a special assessment district. Fifty percent or more of lot owners have to agree (by non-objection) to the improvement. In the case of water and sewer, the lot owner pays for 70% of the cost of the improvement and the City 30%. The 70% is divided between the lots that are benefited (either by lot size, road frontage or evenly) and assessed to each property. According to current City code, when a lot subdivides after the SAD, the new lot created generates a separate assessment. The value of that assessment is then divided among all the lot owners, essentially refunding them for the investment. In a small Special Assessment District this is administratively doable. However in a large district, such as the Natural Gas HSAD, this could become administratively untenable. Water sewer assessments in particular can be very costly – one neighborhood the assessments are \$30,000. Combined cost of land and assessment can make a lot prohibitively expensive.

I have attached current City Code on how assessments are levied. There is also a list of the current assessments, when they were created, when they will be paid off, and for some of the special assessment districts the average cost of the assessment per lot.

Session 15-03 a Regular Meeting of the Economic Development Advisory Commission was called to order by Chair Barth at 6:00 p.m. on March 10, 2015 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMISSIONER ARNO, BARTH, BROWN, FRIEDLANDER, MARKS

EX-OFFICIO: BRYAN ZAK, COUNCILMEMBER; KAREN ZAK, CHAMBER DIRECTOR, MATT ALWARD,
MARINE TRADES REPRESENTATIVE

ABSENT: STANISLAW

STAFF: COMMUNITY & ECONOMIC DEVELOPMENT COORDINATOR KOESTER
DEPUTY CITY CLERK JACOBSEN

AGENDA APPROVAL

BROWN/MARKS MOVED TO APPROVE THE AGENDA AS WRITTEN.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

PUBLIC COMMENTS REGARDING ITEMS ON THE AGENDA

None

RECONSIDERATION

APPROVAL OF MINUTES

A. Regular Meeting Minutes January 13, 2015

BROWN/MARKS MOVED TO APPROVE THE MINUTES.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

VISITORS

A. Steven Rouse, Executive Director, Kenai Peninsula Housing Initiatives

Mr. Rouse explained they are a Kenai Peninsula area community housing development organization whose mission is to provide a variety of affordable housing options to special needs, low income, very low income, and senior population so they can take a more active role in their own lives and the community at large. The community housing development organization is a federally identified moniker and its chief benefit is to allow them to access federal funds set aside for these organizations to gain subsidy funding for low income and special needs housing projects. He provided history on the establishment of the Kenai Peninsula Housing Initiatives (KPHI) which was founded in 1997. Today they have an inventory of \$20 million in property, approximately 138 units of affordable housing, special needs housing, or senior housing. Another 42 units have been developed for other organizations. He reviewed reviewed the properties that have been developed in Homer.

He explained as a not for profit developer, they cannot distribute their profit to their board of directors; it goes back into their program of work. They are closely monitored by the state and federal government on how they develop, who they rent to, what they charge, and how their properties are maintained. He added that all of their properties carry debt. They approach it as other developers would in looking at what the potential income would be, factor in a vacancy rate, and subtract anticipated expenses to come up with net operating income. The debt coverage ratio is applied to the net operating income to determine how much term loan debt can be obtain to help fund a project. Term loan debt doesn't cover a project and that is where the grants, state, and federal funding come in. Most developers don't get in to low income housing is because they can't charge enough rent to cover their investment. The not for profit community housing development organization comes in and invests their own proceeds, works with donors, communities, boroughs, and the state to try to get contribution to a project and applies for competitive grants. He reviewed the percentages that are used in determining what is low income and very low income, ranging from 60% down to 30% of the area median income.

Regarding challenges for developing in Homer, Mr. Rouse cited the cost and limited availability of land suitable for development and the water costs. The water cost for his projects in Soldotna are 1/6th of Homer's cost. The addition of natural gas made it feasible to do their most recent development of a four-plex on Mattox.

Mr. Rouse expressed that the commission's work on a tax abatement won't benefit him or other not for profit development entities, like the senior center, because they are exempt from property tax and he isn't sure what the EDC can do to effect resolve in the low income and homeless population issue. What he has learned through training and experience is the need to stimulate economic development. He thinks the City of Homer has a great opportunity to look at itself and decide what kind of economic development it wants to pursue to benefit all of its citizens, provide work for people who will no longer be low income, and lessen the need for low income housing.

In response to questions from the Commission Mr. Rouse commented regarding independent market analysis that is completed on all projects that are done and that he would provide some studies on KPHI's most recent projects. He noted that Homer has the fastest growing population of seniors on the southern peninsula and addressed the differences in requirement for senior housing than low income housing.

Mr. Rouse also touched on the subjectivity of the notion of affordable housing. From his perspective the economic benefits of having low income housing outweigh the societal cost for not providing adequate housing, especially for low income families. In this community KPHI primarily rents to low income single mothers, most who are victims of domestic violence. He encouraged them to determine if there is the political will to serve that population, because you get the “not in my back yard” feedback from community members, but KPHI has made it work well, because of good oversight and management. There are so many societal benefits for housing and how it impacts children, you give a child a decent place to live and enough food to eat, and they will flourish. The largest issue on the Kenai Peninsula that’s unaddressed is homeless teens, the hidden homeless. There are hundreds of homeless teens couch surfing on the peninsula.

Lastly, in response about economics for the community, Mr. Rouse commented that in attempting to develop the community and attract good jobs, there will always be an end of the road population that wants to get away. He encouraged they look at the city’s assets and capitalize on those. Homer is diverse with the harbor, tourism, a tremendous arts community, and a passionate population relating to community involvement. A challenge he sees for Homer is that it’s spread out with the spit and no real downtown business district. Transportation connectivity would be a place to look at and also expanding the port, harbor, and facilities on the spit will serve the community well.

Chair Barth called for a recess at 6:53 and the meeting reconvened at 6:59.

**STAFF & COUNCIL REPORT/CHAMBER OF COMMERCE & MARINE TRADES ASSOCIATION REPORT/
COMMITTEE REPORTS/BOROUGH REPORT**

Councilmember Zak reported about Council’s recent action on re-appropriating state grant funds from the Waddell Way improvement project to the Public Safety Building project to get to the design phase. He said they also got information about the LNG line, which could be a big impact to the harbor if the line goes through.

Karen Zak, new Chamber of Commerce Executive Director, introduced herself and commended the chamber staff, board, and volunteers. She said the phones are ringing with people looking for information about Homer; visitors are steadily increasing, and they are getting a lot of information requests about winter time jobs and housing. She also said that chamber membership is increasing with new members and two new gold members.

Matt Alward, Vice President of the Marine Trades Association, reported that they are working with the City on a Marine Trades Promotional Video and they should be reviewing proposals soon. It will be a three minute video showcasing the marine trade services in Homer that can be shown at trade shows, and also on YouTube. He said they just finished a series of Focus on Learning classes at the High School on Friday afternoons for six weeks, to help introduce students to the marine trades, the type of work available and wages to let the kids know there are good jobs in town. 32 kids participated, and the association is already planning on how to expand the program next year and working with the school board to establish some actual classes. FFA has a new state rep that was in town and wanting to get it going again, which could bring federal funds. Part of FFA is marine tech, so they are hoping to get a partnership going. They are also holding college classes about commercial fishing and work

boats. This is a starting point on educating, but without giving the young people the skills to work, we are failing the big picture.

They discussed the challenges of training an up and coming workforce. Mr. Alward said that he and another board member are on the industry advisory committee for the Alaska Maritime Workforce development plan that came out last fall. The committee is trying to guide the plan and work on how to implement it.

PUBLIC HEARINGS

PENDING BUSINESS

- A. Affordable Housing
 - i. Staff Report affordable housing follow up from February 10, 2015

Community and Economic Development Coordinator Koester and the Commission worked through the three concepts that were addressed in the staff report.

Regarding the tax deferral some commissioners were inclined to put the idea on hold. Because of comments from Mr. Rouse and other staff feedback on the process, it doesn't seem like this is the best direction right now. Other commissioners felt it is still an idea worth pursuing. Commissioner Brown said he would work with Commissioner Arno to put together a tax incentive recommendation to discuss at the next meeting.

Regarding reducing lot sizes in the residential districts, the group reviewed the zoning map spoke briefly and made no recommendation for future discussion on the concept

Regarding assessments issued to newly created lots through subdivision, the commission recognized that it could be beneficial to look at options to reduce the cost of water and sewer assessment to property owners who may want to subdivide. They also acknowledged that other property owners in the assessment district may not be responsive to the idea of newly created lots not paying their share in the cost of assessment. Chair Barth said he would work to gather some information on this topic for the next meeting.

NEW BUSINESS

None

INFORMATIONAL ITEMS

- A. City Manager's Report March 9, 2015

COMMENTS OF THE AUDIENCE

Larry Slone, city resident, commented that it's a fact of life in Homer that there is a significant portion of the populous that does not want economic development or want the town to grow. He touched on

Homer Affordable Housing Recommendations

Page 1 of 3

The Homer Economic Development Advisory Commission was directed and tasked by the Homer City Council to consider options for “Affordable Housing”. The goal was to provide practical and cost effective recommendations to our City Council. These recommendations would enable our Council to craft a proactive agenda of incentives with the goal of motivating an increase of new housing construction.

The results of Homer “Affordable Housing” would yield:

1. Increased construction; jobs and economic stimulus
2. Increased residency; new, long-term, stable and year round
3. Increased school enrollment; especially new young families to area
4. Increased general community prosperity; usage of goods and services
5. Generate increased tax revenues; balance budgets and fund projects

Many months of discussions included the review of historical housing data including testimony by government, financial, business, construction entities and residents. The emphasis was originally on new residential single housing units but we expanded our overview to include considering new businesses and new rental housing construction.

The topic of “Affordable Housing” encompasses a broad range of applications. The commission decided a further distinction was needed as we dissected this housing issue. Dedicated domiciles for vulnerable communities including special needs residency, low income dwellings and elderly housing along with the topic of upgrades and expansions to existing structures of housing and commercial businesses would be excluded. These items may be addressed as separate topics with different and distinct goals if the Homer City Council should direct the commission to pursue these issues.

As for “Affordable Housing” within our city, the greatest challenge is simple economics. “Build it and they will come!” is not a practical cost-effective solution in Homer.

The following reference quotes will provide an overview of Property Tax Incentives.

Rethinking Property Tax Incentives for Business / Policy Focus Report
Lincoln Institute of Land Policy / Daphne Kenyon, Adam Langley, Bethany Paquin

After the Great Recession, many local governments now have two major goals:

- 1) To spur economic growth to address high unemployment and stagnant or declining incomes, and
- 2) To protect their tax base in the wake of cuts in state aid to local governments and the collapse of the housing market.

In hopes of attracting new manufacturing plants, corporate headquarters, or research and development centers, many localities have offered property tax incentives. But are local governments giving away more of their tax base than can be justified by the economic benefits received?

One New England example illustrates how costly Property Tax Incentives may be. In Connecticut for fiscal year 2009, property-tax exemptions for machinery and equipment reduced potential local revenues by \$57.3 million while enterprise zone property tax abatements cost the state and its local governments \$14.5 million. The combined cost of these two incentives could have paid salaries for 1,000 Connecticut teachers.

The average manufacturing plant, for example,
SPENDS NEARLY 75 TIMES MORE ON LABOR THAN ON PROPERTY TAXES
TOTAL BUSINESS COSTS ARE SLIGHTLY IMPACTED BY PROPERTY TAXES
SINCE IT IS A SMALL PERCENTAGE AND SHARE OF TOTAL BUSINESS COSTS

WHY DO BUSINESSES PAY PROPERTY TAXES?
TO FUND SERVICES RECEIVED!

In order to put Property Tax Incentives in the proper context, it is important to consider reasons for requiring property taxes. Communities generally believe that commercial and industrial properties pay more in taxes than it costs to provide services to them.

Property Tax Payments in 3 State Comparisons

State	Residential %	Commercial/Industrial %	Other %
• Alaska	59.7	22.4	17.9
• Oregon	52.5	19.0	28.5
• Washington	75.4	16.6	8.0

As viewed by this chart, Alaska residents bear the great share of Property Taxes

HOMER - ART CAPITAL OF ALASKA

It is worth noting at this point that my research led to studying Silicon Valley. Since Homer is the ARTS Capital of ALASKA, we may glean the historic confluence of factors which created such a dynamic “Silicon” economy. If we implement similar development practices, foster appropriate laws especially intellectual property and gather our pool of artists and venture capitalists locally, I believe a vibrant and profitable economy may be nurtured, nourished and mentored.

Trying To Replicate Silicon Valley

While there have been many efforts to foster high-tech development, replicating Silicon Valley is highly unlikely. Currid-Halkett and Stolarick (2011, 151) found 70 cases of “Siliconias” in a survey of economic development practices, but little evidence of success. Silicon Valley emerged under a unique set of circumstances—including a highly entrepreneurial culture, laws regarding intellectual property, and a critical mass of scientists, engineers, and venture capitalists—that does not exist in most parts of the world (Lehrer 2012).

My observations, recommendations and conclusions:

I do not believe Property Tax Incentives are sufficient catalysts to motivate commitment for new construction of family residential housing, new business buildings or new additional rental units in Homer.

Demand for these options depends solely upon an owner, tenant, or resident with the economics and income to willingly justify locating, building, residing and doing business in Homer rather than other locations vs. not at all.

(Note: Homer utilities are extremely high operation costs)

The amount of financial consideration for tax incentive relief is not sufficient to IMPACT DECISIONS TO MOTIVATE NEW CONSTRUCTION FOR TWO REASONS:

- 1) Percentage of savings within a construction budget is not adequate or
- 2) Homer City concessions would become too great for budget justification.

There simply is not sufficient ROI, (Return-On-Investment) by this plan to justify and implement Property Tax Incentives.

CONCLUSION: HOMER ECONOMIC DEVELOPMENT ADVISORY COMMISSION SHOULD NOT RECOMMEND PROPERTY TAX INCENTIVES FOR NEW RESIDENTIAL OR COMMERCIAL BUILDING TO CREATE "AFFORDABLE HOUSING".

Suggested recommendations:

Recommend to the Homer City Council with Strategic-Logistics: a proactive action plan for seeking, promoting and securing new businesses within Homer according to the Homer Comprehensive Economic Development Strategy.

I acknowledge our Homer Chamber of Commerce is tasked with this endeavor of attracting new businesses to our region. Yet the Chamber is overburdened by the responsibilities of day-to-day operations and accountable for all seasonal activities with limited budget and personnel.

NOW is the ideal time to INVEST in attracting and securing new Homer businesses.

Past practices and previous plans have not accomplished the goals of our Homer Comprehensive Plan which is to be prosperous:

- Business - New and thriving businesses supporting our economic base
- Housing - New and ongoing housing construction for relocating families
- Tax Base - Sufficient budget revenues from a thriving tax base

Seizing opportunities with strategic planning is: "Putting your HOME in HOMER!"

Respectfully,

---Patrick Brown Vice-Chair Homer Economic Development Advisory Commission

**STAFF & COUNCIL REPORT/CHAMBER OF COMMERCE & MARINE TRADES ASSOCIATION REPORT/
COMMITTEE REPORTS/BOROUGH REPORT**

Kate Mitchell, Marine Trades Representative, provided the group with a synopsis of the Marine Trades Association Meeting. She explained they are a self-funded group of about 65 to 70 business owners. They partner with the Port of Homer in development and manning a booth at Pacific Marine Expo. She commented about the workforce development program and the classes they are doing at the high school and college that are sponsored by Marine Trades. They hope to have more activities scheduled for next year. They have been marketing Homer as a place to get boat work done and advertised in Pacific Marine Magazine, Workboat Magazine, Pacific Fishing, and a few others. They are working to find trained people and get training available for people to fill those work place jobs. She addressed challenges of getting funding to make programs available to train in the industry and commented that the Marine Trades promotional video should be ready in the fall, in time for the Marine Trades Expo.

PUBLIC HEARINGS

PENDING BUSINESS

- A. Affordable Housing
 - i. Memo from Deputy City Clerk re: Special Assessment Districts
 - ii. Tax incentive recommendation from Commissioner Brow
 - iii. Public comment from Larry Slone

The Commission briefly discussed the memo regarding Special Assessment Districts that was included in the packet. City Manager Koester and City Planner Abboud provided feedback to the Commission about other options such as sun-setting the assessment after a number of years or tiered option of assessing lots that are created through subdivision. There was some general discussion about zoning, density, and lot sizes in the residential districts.

The Commission agreed that they would like to have a staff report that includes the suggestions raised by the City Planner for consideration at their next meeting. They also acknowledged the need to receive input from property owners currently involved in assessment districts.

Vice Chair Brown reviewed his tax incentive recommendation that was included in the packet. He added that after he submitted the recommendation he received some input from Commissioner Arno and deferred to him to share his recommendation.

Commissioner Arno suggested a seven year trial period on all new construction on undeveloped property whether residential or commercial, to waive city taxes on improvement to the property for a period of ten years. This would not apply to additions on homes or businesses, only new construction.

Benefits addressed included promoting development, increasing housing, creating jobs, attracting new business, increased water and sewer customers, and attracting new users to the sales tax base. It opens the door to Homer, not just targeting a certain group.

Concern was expressed that incentivizing someone to build a \$300,000 home or a second seasonal home isn't going to address the affordable housing need. It was also suggested that an open ended incentive like this doesn't necessarily promote affordable year round opportunities. Seasonal home owners increase the sales tax base for just a few months. The larger portion of the months they aren't here finds a lot of businesses struggling to stay open, leaving fewer choices for those who do live here year round. It also impacts business owners who are able to provide jobs to meet a higher demand in the busy months and struggle to have those jobs available when the seasonal people leave.

The Commission agreed that after a lot of consideration over many meetings they are at an impasse with what would be most beneficial regarding a tax incentive. They recognized that the possibility of LNG development in our area may have a positive impact on the job and housing market that would negate the potential benefits of a tax incentive. It was the consensus of the Commission to remove tax incentives from the Commissions business.

The Commission acknowledged the public comments from Mr. Slone included in their packet.

NEW BUSINESS

A. Land Allocation Plan

The Commission reviewed information in the Land Allocation Plan and talked with City Planner Abboud about parcels the city owns that could possibly be sold. They specifically addressed the parcel on Main Street listed on page D-3 and the potential of the lot for a developer who may want to remove some fill to develop or that it would lend well to a two story building with an upper and lower access similar to the Kachemak Bay Title building. They also talked about the lots in the Lillian Walli Subdivision area including efforts toward resolving restrictions in the subdivision agreement that have been in place for many years.

ARNO/FRIEDLANDER MOVED TO RECOMMEND THE SALE OF THE PARCEL ON MAIN STREET, PARCEL NUMBER 175-144-16, AND ALSO SELL THE LOTS IN LILLIAN WALLI ESTATES SUBDIVISION, LOTS 60, 65, 66, 67, 70, 57, 58, AND 59, WITH THE EXCEPTION OF POSSIBLY KEEPING ONE OF THOSE LOTS FOR A PARK.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

INFORMATIONAL ITEMS

- A. City Managers Report
- B. LNG Info

Commissioner Marks said she would like to have new business items to discuss more specifics about the potential of LNG and what it would do economically for the harbor and the rest of the community.

From: Patrick Brown <pbrown5@yahoo.com>
Sent: Tuesday, April 28, 2015 4:10 PM
To: Melissa Jacobsen
Cc: Mike Barth
Subject: Homer Economic Development Advisory Board Proposal
Attachments: Homer Econ Incentive Proposal.doc

Homer Economic Development Advisory Board Proposal

I am asking this recommendation be included in our next meeting as new business.

Respectfully,
Patrick Brown
Vice-Chair
Homer Economic Development Advisory Board

New Business and Housing Incentives on Homer Undeveloped Land

- 1) 7 year trial period
- 2) All new construction, (business and residential) on UNDEVELOPED LAND
Note: applies to new construction only, not additions
- 3) Waive city taxes on improvements for a period of 10 years

Benefits:

- Promoting development on undeveloped land available in Homer
- Promoting and attracting new businesses
- Promoting Living Wage Jobs by local industries and increased support services
- Increasing use and service fee infrastructures of city; sewer, water, gas, electric
- Promoting new users to sales tax base, not just a target group of individuals
- Promoting and encouraging a base for construction which includes anticipating the LNG Pipeline benefits

Assistant City Manager. He has a great back ground in economic development research and public relations, and he will be working with the commission.

Karen Zak, Chamber Director, reported chamber staff is busy planning for the 4th of July parade. Clem Tillion will be the Grand Marshall and this year's theme is "Pioneer Times, a Salute to our Heritage". They are working to locate pioneers in the area to come join in. They also want to put together a display at the senior center for people to learn about our heritage and also book signings at the book store, to make it a full festival for pioneer times and educate the community as well as our visitors. She also reported they will be hosting the Irish Ambassador at the Chamber and she will send an invitation. The second cruise ship was in port today and they have 8 volunteers meet the ship and give information to passengers about walking through town and chamber members. They feel like the largest contingency of visitors in the next 2 to 5 years will be from cruise ship passengers who return. Lastly she reported they are getting ready for the new visitor guide, the photo contest is going on and they have sent out renewals for advertisers and members.

In response to questions she noted that there are nine cruise ships anticipated for this season and gave some more details about the parade schedule.

PUBLIC HEARINGS

PENDING BUSINESS

- A. Affordable Housing
 - i. Tax Incentive Recommendation from Commissioner Brown
 - ii. Memo from City Planner Abboud re: Special Assessment Districts

Commissioner Brown addressed his recommendation relating to tax incentives that was provided in the packet. He talked about research he has done relating to tax incentives done for businesses in cities such as Chicago and which brought in more infrastructure for development. His proposal is that there would be an incentive with builders so they would be motivated to build in Homer and be able to help the city develop its infrastructure that it isn't going to do currently through any other means or way. He touched on issues relating to development of infrastructure and recouping development costs when new development occurs and challenges to developers.

Chair Barth noted his understanding that this is tailored to undeveloped land. Commissioner Brown concurred that it's targeted at undeveloped land that would be creating new business, single family housing, or multi family dwelling. The incentive is to motivate builders to put the infrastructure in for gas and water/sewer lines. His definition of undeveloped would be land where there is no infrastructure, and if they already have infrastructure running through the street and putting a house on a lot, he wouldn't necessarily consider that undeveloped land.

Commissioner Arno countered that his idea of undeveloped is a vacant lot even if there is water and sewer to the property. His original idea was blanket policy that if there isn't a structure on the property then taxes would be waived for a new structure. He thought it may be reasonable to offer an incentive to someone developing a subdivision who is putting in the infrastructure. Commissioner Brown concurred.

Chair Barth expressed his concerns relating to the broadness of the recommendation having negative impacts as well as positive. It's too broad in the aspects that the city doesn't have enough control over incentivizing some of these things and he isn't comfortable with problems it could raise. Also the additional logistics of working out the tax rolls can be a complicated problem, especially when staff is working hard with what they have and state budget issues that will pass down to our city. He has concerns with burdening city administration with having to develop something that could be costly initially, albeit there could be a future return.

Commissioner Friedlander supports the Commissioner Brown's recommendations because this will help the long term growth of the city. He also supports a sunset clause for the incentive.

Commissioner Marks commented if this is part of a package that has proactive information to provide to businesses that may be interested in coming into the community it could be beneficial. It would be really important to get the information out and be proactive in showing there are other types of economic development that would make people want to put a business or homes here. She also questioned that if in the short term there is less money, how do you get the community on top of less spending to be able to provide these incentives to create more of a business or building boom, so it can get to a point where money is coming back into the community.

There was discussion about the importance of marketing and promotion to showcase the advantages of Homer. Commissioner Brown commented it isn't that costly or extensive to extend that as a part of marketing Homer as a choice of place to live and work. Mr. Brown commented in the models he studied is that the first three years there is next to no activity at all, so minimal impact. In year's three to seven is when things pick up. No one else in the state is doing anything like this and the advantage is it will encourage people who are thinking of a place to develop new businesses and residences that this would be the location.

There were further comments concerning not having a cap on the type of development because there is little control over what can be built; keeping it open ended to promote development and increasing infrastructure; and what other communities in the lower 48 have been doing.

BROWN/ARNO MOVED THAT THE RECOMMENDATION FOR THIS PROPOSAL TO GO FORWARD FOR CITY COUNCIL TO CONSIDER WITH THE OUTLINE HE HAS SUGGESTED:

New Business and Housing Incentives on Homer Undeveloped Land

- 1) *7 year trial period*
- 2) *All new construction, (business and residential) on UNDEVELOPED LAND*
Note: applies to new construction only, not additions
- 3) *Waive city taxes on improvements for a period of 10 years*

Benefits:

- *Promoting development on undeveloped land available in Homer*
- *Promoting and attracting new businesses*
- *Promoting Living Wage Jobs by local industries and increased support services*
- *Increasing use and service fee infrastructures of city; sewer, water, gas, electric*

ECONOMIC DEVELOPMENT ADVISORY COMMISSION
REGULAR MEETING
JUNE 9, 2015

- *Promoting new users to sales tax base, not just a target group of individuals*
- *Promoting and encouraging a base for construction which includes anticipating the LNG Pipeline benefits*

There was discussion confirming that undeveloped land includes land without infrastructure and also land that has services available but no structure.

City Manager Koester notes she isn't sure this gives Council enough direction for an action, but it can go forward and council can send it back to the commission if they need more information or send it to the attorney if they choose to move forward with it.

Chamber Director Zak commented that she has lived in a city where they have done development incentives and a caveat the city had was the business had to employ a certain number of people in order for it to be an economic development project. She raised the question that if a company comes and receives an incentive and then goes out of business would they be required to pay back the tax that was exempted? If they went out of business after five years and we gave them a tax break, we get nothing out of it. She understands the need to put a little more structure into the recommendation to protect the city. Mrs. Zak also touched on a suggestion to incentivize using the abandoned and empty buildings in town.

VOTE: YES: ARNO, MARKS, FRIEDLANDER, BROWN
NO: BARTH

Motion carried.

Chair Barth opened the floor to discussion of the memorandum regarding special assessment districts.

The commission addressed the recommendations and thought option one or two would be acceptable.

1. That the district stops collecting at the payoff date or other date specific;
2. That a formula be considered for a decreasing amount to be collected until zeroing out at the payoff or other specific date.
3. Do nothing.

City Manager Koester gave an overview of the current assessment policy in place for special assessment districts and noted that for the natural gas line special assessment district council adopted a two year termination date. That is a unique district however, in that the city doesn't own the infrastructure.

The commission discussed that the city doesn't benefit from the assessments to newly created lots, but the property owners do to some degree. They acknowledged that some property owners may not agree with doing away with assessments to newly created lots but agreed it is worth putting forward to council for consideration. They also addressed a five year sunset in conjunction with option one to where people are making an investment and are committed to development.

BROWN/ FRIEDLANDER RECOMMENDED THE NUMBER ONE SOLUTION AS PART OF A FAIRNESS DOCTRINE WITH A FIVE YEAR SUNSET CLAUSE FOR THE PAY OFF DATE TO ASSIST THOSE OWNERS.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

NEW BUSINESS

INFORMATIONAL ITEMS

- A. City Manager's Report May 26, 2015
- B. Resolution 15-030(A) Adopting the Land Allocation Plan
- C. Resolution 15-032 Partially Releasing the Development Covenant of the Lillian Walli Estates Subdivision

There was discussion regarding the float debris referenced in the City Manager's report and City Manager Koester commented that the city working with the contractor and also creating language for upcoming contracts to help ensure this doesn't continue to be a problem with future projects.

City Manager Koester also commented about the Blue Crest project near Anchor Point for an on shore rig drilling directionally off shore. There are public meetings scheduled. The bigger LNG project is a big push to bring North Slope natural gas to Nikiski to a liquefaction plant and then export it. The state and producers have invested a lot of money into the feasibility stage of it. It's an important project for the state and would benefit Homer in that our port would be used for constructing line and support. This is more on the five year horizon, where Blue Crest is happening this summer.

COMMENTS OF THE AUDIENCE

COMMENTS OF CITY STAFF

City Manager Koester congratulated the Commission on their motions tonight. Although she will no longer be the Commission's staff person, she will still be around.

COMMENTS OF THE COUNCILMEMBER

COMMENTS OF THE CHAIR

Chair Barth thanked the group for their work.

COMMENTS OF THE COMMISSION



City of Homer

www.cityofhomer-ak.gov

Office of the City Clerk

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Memorandum 15-099

TO: MAYOR WYTHE AND HOMER CITY COUNCIL

FROM: MELISSA JACOBSEN, CMC, DEPUTY CITY CLERK

DATE: JUNE 22, 2015

SUBJECT: ECONOMIC DEVELOPMENT COMMISSION RECOMMENDATION REGARDING SPECIAL ASSESSMENT DISTRICTS LEVY OF ASSESSMENT AFTER SUBDIVISION

Throughout the course of discussion by the Economic Development Advisory Commission related to affordable housing, the Commission considered the impact of the Special Assessment District process, specifically related to the assessment of newly created lots within a district. It was the consensus of the Commission that the current methodology of levying an assessment on a newly created lot is a deterrent for property owners to subdivide larger lots. The Commission believes adding the full cost of the assessment along with the subdivision costs drives up the cost of the smaller lots making them more difficult to sell. The Commission also finds this inhibits a developer's opportunity to build affordable homes within the city.

At the June 9, 2015 regular meeting the Commission considered the following three options:

1. That the district stops collecting at the payoff date or other date specific;
2. That a formula be considered for a decreasing amount to be collected until zeroing out at the payoff or other specific date.
3. Do nothing.

They agreed unanimously to recommend option 1, that the district stops collecting at the payoff date, or other date specific, adding that it have a 5 year sunset for collections.

BROWN/ FRIEDLANDER RECOMMENDED THE NUMBER ONE SOLUTION AS PART OF A FAIRNESS DOCTRINE WITH A FIVE YEAR SUNSET CLAUSE FOR THE PAY OFF DATE TO ASSIST THOSE OWNERS.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

RECOMMENDATION: Consider the proposal from the Economic Development Advisory Commission and determine whether to bring forward an ordinance to amend Title 17 relating to subdivision after levy of assessments.



City of Homer

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Memorandum

TO: CHAIR BARTH AND THE ECONOMIC DEVELOPMENT ADVISORY COMMISSION

FROM: MELISSA JACOBSEN, CMC, DEPUTY CITY CLERK

DATE: MARCH 16, 2015

SUBJECT: SPECIAL ASSESSMENT DISTRICTS

In 1999, City of Homer voters approved dedicating $\frac{3}{4}$ of one percent of city sales tax to the Homer Accelerated Water Sewer Program (HAWSP) to be used to pay off sewer debt. Upon satisfaction of the sewer debt, the $\frac{3}{4}$ of one percent of city sales tax would continue and be used for water and/or sewer system improvements. At that time property owners who successfully initiated an assessment district for water and/or sewer paid 50% and the city paid 50% of the cost of the improvement. In 2001, Resolution 01-21 amended the payment to where it currently stands today, the city paying 25% and the property owner paying 75%. The monies collected through the HAWSP fund are used toward the city's portion of the improvements.

Homer City Code chapter 17 outlines the process for property owners to initiate a Special Assessment District (SAD). HCC 17.04.100 states that upon the subdivision of a property assessed as a single parcel, the amount of the assessment shall be allocated among the resulting lots that benefit from the improvement on the same basis that the assessment originally was allocated. Some of the property owner costs for more recent water/sewer assessments are as follows:

- Hillside Acres: \$16,795.18 water & \$11,464.29 sewer
- East End Road: \$15,689.97 water & \$20,721.26 sewer
- Kachemak Drive Phase I \$18,566.79 water & \$17,317.71 sewer
- Kachemak Drive Phase II \$34,140.80 combined water & sewer

I reviewed the codes for other cities in the Kenai Peninsula Borough, as well as the Borough's code relating to assessment districts.

The City of Soldotna has the discretion to match funds for special assessment districts and attached is a copy of their Resolution 2013-011 that outlines their matching funds policy.

The City of Kenai typically does a split of 50% paid by the property owner and 50% paid by the city.

Regarding subdivision after assessment, the City of Soldotna and the City of Kenai will prorate the the amount of principal and interest due between or among the subdivided or resubdivided lots in proportion to the benefitted area contained in each. (*Soldotna City Code 3.18.140 and Kenai City Code 16.20.070*)

The City of Seward assesses benefitted property owners the cost of the improvement and their Council may determine upon and use any method for spreading the assessment among the properties within the district, which bears a reasonable relationship to the benefit received by the properties. (*Seward Code of Ordinances 5.20.035*) It doesn't address subdivision after the assessment is levied.

The Kenai Peninsula Borough assesses properties at 100% of the cost of the improvement per lot and if a property subdivides, the cost stays with the original lot and the newly created lot has no additional assessment.

With regard to City of Homer road improvements, in 1987 voters approved dedication $\frac{3}{4}$ % for partially funding street improvements for a term of 20 years through the Homer Accelerated Roads Program (HARP). In 2006 the voters approved an extension of the dedication for up to 20 years and amended the program to the Homer Accelerated Roads & Trails Program (HART) and expanded the use of funds to upgrade streets, new city streets, and new city non-motorized trails.

Property owners can also initiate road improvements through the Special Assessment District process. The costs of the improvements are assessed by the front footage of property being benefitted. The cost is set at \$30 per front foot for road reconstruction and \$17 per front foot for paving. Corner lots are exempt from a double front footage assessment and are charged on the longest side of the lot. Because road are are not assessed on a per lot basis, but on a dimension of the lot size, no additional assessment occurs if a property is subdivided.

A recently completed project was Crittenden, Waddell Street and Waddell Road. One of the Ocean Shores Motel's properties has the longest front footage in that district at 387.90' and was assessed \$18,231.30. Most of the residential lots have 60' of front footage and were assessed \$2,820.00. The Waddell Street was already constructed to city standards and those property owners only participated in the paving portion (\$17 per front foot) of the improvement being assessed and costs ranging from 166.2' being assessed \$2,825.40 down to 72.8' being assessed \$1,237.60.

RECOMMENDATION: Discuss and determine whether or not the Commission wants to draft a recommendation to amend the requirement that upon the subdivision of a property assessed as a single parcel, the amount of the assessment being allocated among the resulting lots that benefit from the improvement on the same basis that the assessment originally was allocated. Provide direction to staff accordingly.

**STAFF & COUNCIL REPORT/CHAMBER OF COMMERCE & MARINE TRADES ASSOCIATION REPORT/
COMMITTEE REPORTS/BOROUGH REPORT**

Kate Mitchell, Marine Trades Representative, provided the group with a synopsis of the Marine Trades Association Meeting. She explained they are a self-funded group of about 65 to 70 business owners. They partner with the Port of Homer in development and manning a booth at Pacific Marine Expo. She commented about the workforce development program and the classes they are doing at the high school and college that are sponsored by Marine Trades. They hope to have more activities scheduled for next year. They have been marketing Homer as a place to get boat work done and advertised in Pacific Marine Magazine, Workboat Magazine, Pacific Fishing, and a few others. They are working to find trained people and get training available for people to fill those work place jobs. She addressed challenges of getting funding to make programs available to train in the industry and commented that the Marine Trades promotional video should be ready in the fall, in time for the Marine Trades Expo.

PUBLIC HEARINGS

PENDING BUSINESS

- A. Affordable Housing
 - i. Memo from Deputy City Clerk re: Special Assessment Districts
 - ii. Tax incentive recommendation from Commissioner Brow
 - iii. Public comment from Larry Slone

The Commission briefly discussed the memo regarding Special Assessment Districts that was included in the packet. City Manager Koester and City Planner Abboud provided feedback to the Commission about other options such as sun-setting the assessment after a number of years or tiered option of assessing lots that are created through subdivision. There was some general discussion about zoning, density, and lot sizes in the residential districts.

The Commission agreed that they would like to have a staff report that includes the suggestions raised by the City Planner for consideration at their next meeting. They also acknowledged the need to receive input from property owners currently involved in assessment districts.

Vice Chair Brown reviewed his tax incentive recommendation that was included in the packet. He added that after he submitted the recommendation he received some input from Commissioner Arno and deferred to him to share his recommendation.

Commissioner Arno suggested a seven year trial period on all new construction on undeveloped property whether residential or commercial, to waive city taxes on improvement to the property for a period of ten years. This would not apply to additions on homes or businesses, only new construction.

Benefits addressed included promoting development, increasing housing, creating jobs, attracting new business, increased water and sewer customers, and attracting new users to the sales tax base. It opens the door to Homer, not just targeting a certain group.



City of Homer

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Planning

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MEMORANDUM 15-

TO: ECONOMIC DEVELOPMENT COMMISSION
THROUGH KATIE KOESTER, CITY MANAGER
FROM: RICK ABBOUD, CITY PLANNER
DATE: MAY 5, 2015
SUBJECT: LID/SAD ASSESSMENTS

After discussion of assessments at the April 14th meeting of the Commission, The Commission still wished to review options that might encourage subdivision and the greater utilization of built infrastructure where current projects have been completed. It was my understanding that this subject was brought up under the discussion of affordable housing as a policy that might contribute to bringing down the cost.

I have researched how changing the current policy of charging a new assessment might play out in a representative example. The Hillside Acres LID is a relatively expensive and has good opportunity for subdivision. The original costs were \$15,745 for water and \$11,103 for sewer (for the following example I have made assumptions for discussion only and the real numbers and scenario may not be entirely accurate). The payoff year is 2027, so the original lots in the district have been paying for 8 years, if financed, and have 12 years to go. The creation of one more lot would require the payment of \$26,848 that would be distributed to the remaining 39 customer that would receive \$671 each. This is an example of what those in the district might forego if the policy changes.

I propose the consideration of three options. 1.) Recommend that the district stop collecting at the payoff date or other date specific. 2.) Recommend that a formula be considered for a decreasing amount to be collected until zeroing out at the payoff date or other specific date. 3.) Do nothing.

Discussion

- 1.) A provision is not spelled out in code right now stating exactly when this policy of collecting for new subdivisions ends. Ideally it should be clearly stated in the enacting policy for each LID. I am unaware that this was ever done. It is my understanding that this policy has come onboard retroactively for LID's established before 2005. Recommending this option would require the City Attorney to review the policy and make an analysis as to how it might work on current LID's. One recommendation that should be made regardless is that the policy be clearly documented in all future LID/SAD's.

- 2.) This is just the first recommendation with some additional requirements. My suggestion for the start of conversation would be to consider collection of the full amount for 10 years and then amortize the rest of the assessment to a value of zero at the end of the payoff year. This would give members of the original district a reasonable amount of time to benefit while increasing the benefits of subdividing as time goes on.
- 3.) Do nothing is always an option. This should still come with the review of the attorney as to what exactly is the status of the policy. It may be that we should not be collecting this money past a specific date right now. A documented opinion from the attorney could clear up some contentions.

Staff Recommendation: Pick and option with a motion for the consideration of the City Council, make amending motions if appropriate.

ECONOMIC DEVELOPMENT ADVISORY COMMISSION
REGULAR MEETING
JUNE 9, 2015

- *Promoting new users to sales tax base, not just a target group of individuals*
- *Promoting and encouraging a base for construction which includes anticipating the LNG Pipeline benefits*

There was discussion confirming that undeveloped land includes land without infrastructure and also land that has services available but no structure.

City Manager Koester notes she isn't sure this gives Council enough direction for an action, but it can go forward and council can send it back to the commission if they need more information or send it to the attorney if they choose to move forward with it.

Chamber Director Zak commented that she has lived in a city where they have done development incentives and a caveat the city had was the business had to employ a certain number of people in order for it to be an economic development project. She raised the question that if a company comes and receives an incentive and then goes out of business would they be required to pay back the tax that was exempted? If they went out of business after five years and we gave them a tax break, we get nothing out of it. She understands the need to put a little more structure into the recommendation to protect the city. Mrs. Zak also touched on a suggestion to incentivize using the abandoned and empty buildings in town.

VOTE: YES: ARNO, MARKS, FRIEDLANDER, BROWN
NO: BARTH

Motion carried.

Chair Barth opened the floor to discussion of the memorandum regarding special assessment districts.

The commission addressed the recommendations and thought option one or two would be acceptable.

1. That the district stops collecting at the payoff date or other date specific;
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BROWN/ FRIEDLANDER RECOMMENDED THE NUMBER ONE SOLUTION AS PART OF A FAIRNESS DOCTRINE WITH A FIVE YEAR SUNSET CLAUSE FOR THE PAY OFF DATE TO ASSIST THOSE OWNERS.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

NEW BUSINESS

INFORMATIONAL ITEMS

- A. City Manager's Report May 26, 2015
- B. Resolution 15-030(A) Adopting the Land Allocation Plan
- C. Resolution 15-032 Partially Releasing the Development Covenant of the Lillian Walli Estates Subdivision

There was discussion regarding the float debris referenced in the City Manager's report and City Manager Koester commented that the city working with the contractor and also creating language for upcoming contracts to help ensure this doesn't continue to be a problem with future projects.

City Manager Koester also commented about the Blue Crest project near Anchor Point for an on shore rig drilling directionally off shore. There are public meetings scheduled. The bigger LNG project is a big push to bring North Slope natural gas to Nikiski to a liquefaction plant and then export it. The state and producers have invested a lot of money into the feasibility stage of it. It's an important project for the state and would benefit Homer in that our port would be used for constructing line and support. This is more on the five year horizon, where Blue Crest is happening this summer.

COMMENTS OF THE AUDIENCE

COMMENTS OF CITY STAFF

City Manager Koester congratulated the Commission on their motions tonight. Although she will no longer be the Commission's staff person, she will still be around.

COMMENTS OF THE COUNCILMEMBER

COMMENTS OF THE CHAIR

Chair Barth thanked the group for their work.

COMMENTS OF THE COMMISSION

PUBLIC HEARING(S)

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

**Ordinances 15-08(S), 15-20, 15-23, 15-24, and 15-25
Waddell Way Road Improvements**

A **public hearing** is scheduled for **Monday, July 27, 2015** during a Regular City Council Meeting. The meeting begins at 6:00 p.m. in the Homer City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

Ordinance 15-08(S), 15-20, 15-23, 15-24, and 15-25 internet address:
<http://www.cityofhomer-ak.gov/ordinances>

Ordinance 15-08(S), An Ordinance of the Homer City Council Amending Subsection (C) of Homer City Code 21.50.020, Site Development Standards – Level One, and Subsection (A) of Homer City Code 21.50.030, Site Development Standards – Level Two, to Require Revegetation of Exposed, Cleared, Filled and Disturbed Soils by August 31st or Within 9 Months, Whichever Comes First. City Manager/Planning.

Ordinance 15-20, An Ordinance of the City Council of Homer, Alaska, Accepting and Appropriating an Alaska Department of Environmental Conservation Municipal Matching Grant in the Amount of \$1,922,577 and Authorizing a 30% Matching Requirement From the Homer Accelerated Water And Sewer Fund (HAWSP) in the Amount of \$576,773.10 for the Purpose of Completing the Water Distribution/Storage Improvement Project and Authorizing the City Manager to Execute the Appropriate Documents. City Manager/Public Works Director.

Ordinance 15-23, An Ordinance of the Homer City Council Amending Homer City Code 21.40.070, Requirements, Regarding Standards for Impervious Coverage in the Bridge Creek Watershed Protection District. Planning.

Ordinance 15-24, An Ordinance of the Homer City Council Enacting HCC 2.52.080, Correctional Officer Qualifications, Regarding the Qualification and Certification of City Correctional Officers. City Manager.

Ordinance 15-25, An Ordinance of the City Council of Homer, Alaska, Re-Appropriating the 2003 Allocation From the Alaska Department of Community and Economic Development as Fisheries Revitalization Aid for the Purpose of Refurbishing a Fish Dock Crane. City Manager/Port and Harbor Director.

WADDELL WAY ROAD IMPROVEMENTS



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

** Copies of proposed Ordinances, in entirety, are available for review at Homer City Clerk's Office. Copies of the proposed Ordinances are available for review at City Hall, the Homer Public Library, and the City's homepage - <http://clerk.ci.homer.ak.us>. Contact the Clerk's Office at City Hall if you have any questions. 235-3130, Email: clerk@ci.homer.ak.us or fax 235-3143.



Jo Johnson, MMC, City Clerk

Publish: Homer News: July 23, 2015

CLERK'S AFFIDAVIT OF POSTING

I, Renee Krause, Deputy City Clerk I for the City of Homer, Alaska, do hereby certify that a copy of the Public Hearing Notice for the **Ordinance 15-08(S)**, Amending Subsection (C) of Homer City Code 21.50.020, Site Development Standards –Level One, and Subsection(A) of Homer City Code 21.50.030, Site Development Standards –Level Two, to Require Revegetation of Exposed, Cleared, Filled and Disturbed Soils by August 31st or Within 9 Months, Whichever Comes First.; **Ordinance 15-20**, Accepting and Appropriating an Alaska Department of Environmental Conservation Municipal Matching Grant in the Amount of \$1,922,577 and Authorizing a 30% Matching Requirement from the Homer Accelerated Water and Sewer Fund (HAWSP) in the Amount of \$576,773.10 for the Purpose of Completing the Water Distribution/Storage Improvement Project; **Ordinance 15-23**, Amending Homer City Code 21.40.070, Requirements, regarding Standards for Impervious Coverage in the Bridge Creek Watershed Protection District; **Ordinance 15-24**, Enacting HCC 2.52.080, Correctional Officer Qualifications, Regarding the Qualification and Certification of City Correctional Officers; **Ordinance 15-25**, Re-Appropriating the 2003 Allocation from the Alaska Department of Community and Economic Development Fisheries Revitalization Aid for the Purpose of refurbishing a Fish Dock Crane and **Waddell Way Road Improvements** was distributed to the City of Homer kiosks located at City Clerk's Office, and the Homer Public Library on Thursday, July 2, 2015 and posted the same on City of Homer Website on Thursday, July 2, 2015.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal of said City of Homer this 17th day of July, 2015.



Renee Krause, CMC, Deputy City Clerk I

ORDINANCE REFERENCE SHEET
2015 ORDINANCE
ORDINANCE 15-08

An Ordinance of the Homer City Council Amending Subsection (C) of Homer City Code 21.50.020, Site Development Standards – Level One, and Subsection (A) of Homer City Code 21.50.030, Site Development Standards – Level Two, to Require Revegetation of Exposed, Cleared, Filled and Disturbed Soils Within 9 Months.

Sponsor: City Manager/Planning

1. City Council Regular Meeting April 13, 2015 Introduction
 - a. Memorandum 15-048 from City Planner as backup w/attachments: proposed draft ordinance, staff reports, excerpts of Planning Commission meetings of 2/04/15 and 3/18/15, and Memo PL 15-01
2. City Council Special Meeting June 29, 2015 Pending Business
 - a. Substitute Ordinance 15-08(S)
 - b. Memorandum 15-098 from City Planner as backup w/attachments: Ordinance 15-08, staff reports, excerpts of Planning Commission meetings of 4/13/15, 5/06/15, 5/20/15, and 6/03/15, and Memo PL 15-06
 - c. Memorandum 15-048 from City Planner as backup w/attachments: proposed draft ordinance, staff reports, excerpts of Planning Commission meetings of 2/04/15 and 3/18/15, and Memo PL 15-01
3. City Council Regular Meeting July 27, 2015 Public Hearing and Second Reading
 - a. Substitute Ordinance 15-08(A) adopted by City Council on June 29, 2015
 - b. Memorandum 15-098 (Backup is in June 29 council packet)
 - c. Memorandum 15-048 (Backup is in June 29 council packet)

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**CITY OF HOMER
HOMER, ALASKA**

City Manager/Planning

ORDINANCE 15-08(S)

AN ORDINANCE OF THE HOMER CITY COUNCIL AMENDING
SUBSECTION (c) of HOMER CITY CODE 21.50.020, SITE
DEVELOPMENT STANDARDS – LEVEL ONE, AND SUBSECTION (a)
OF HOMER CITY CODE 21.50.030, SITE DEVELOPMENT
STANDARDS – LEVEL TWO, TO REQUIRE REVEGETATION OF
EXPOSED, CLEARED, FILLED AND DISTURBED SOILS BY AUGUST
31ST OR WITHIN 9 MONTHS WHICHEVER COMES FIRST.

THE CITY OF HOMER ORDAINS:

Section 1. Subsection (c) of Homer City Code 21.50.020, Site development standards –
Level one, is amended to read as follows:

c. Landscaping Requirements. All development activity on lands shall conform to the
following:

1. Development activities shall not adversely impact other properties by
causing damaging alteration of surface water drainage, surface water ponding, slope
failure, erosion, siltation, intentional or inadvertent fill or root damage to neighboring
trees, or other damaging physical impacts. The property owner and developer shall
take such steps, including installation of culverts or buffers, or other methods, as
necessary to comply with this requirement.

2. Upon completion of earthwork, all exposed slopes and all cleared, filled, and
disturbed soils shall be protected against subsequent erosion by methods such as, but
not limited to, landscaping, ~~planting,~~ and maintenance of native vegetative cover, **or**
plantings to minimize invasive species.

3. All exposed, cleared, filled and disturbed soils shall be revegetated
within ~~9~~ 16-months following the initiation of earthwork, **or reseeded by the next**
August 31st, whichever comes first. ~~Natural~~ **Native** revegetation is acceptable if the
site naturally revegetates within that ~~9~~ 16-month period. If ~~natural~~ **native** revegetation
is not successful within that ~~9~~ 16-month period, the property owner and developer
shall revegetate by other means no later than the end of that ~~9~~ 16-month period.

Section 2. Subsection (a) of Homer City Code 21.50.030, Site development standards –
Level two, is amended to read as follows:

a. Site Development.

[**Bold and underlined added.** Deleted language stricken through.]

42 1. Development shall not adversely impact other properties by causing
43 damaging alteration of surface water drainage, surface water ponding, slope failure,
44 erosion, siltation, or root damage to neighboring trees, or other adverse effects.

45 2. Upon completion of earthwork, all exposed slopes and all cleared, filled, and
46 disturbed soils shall be protected against subsequent erosion by methods such as, but
47 not limited to, landscaping, planting, and maintenance of vegetative cover.

48 3. All exposed, cleared, filled and disturbed soils shall be revegetated
49 within 9~~16~~ months following the initiation of earthwork.

50
51 Section 3. This Ordinance is of a permanent and general character and shall be
52 included in the City Code.

53
54 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this ____ day of _____
55 2015.

56
57 CITY OF HOMER

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59
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61 _____
62 MARY E. WYTHE, MAYOR

63 ATTEST:
64
65
66 _____
67 JO JOHNSON, MMC, CITY CLERK

68
69
70 AYES:
71 NOES:
72 ABSTAIN:
73 ABSENT:
74
75 First Reading:
76 Public Hearing:
77 Second Reading:
78 Effective Date:

79
80
81 Reviewed and approved as to form:
82

83 _____
84 Mary K. Koester, City Manager
85
86 Date: _____

Thomas F. Klinkner, City Attorney

Date: _____



City of Homer

www.cityofhomer-ak.gov

Planning
491 East Pioneer Avenue
Homer, Alaska 99603
Planning@ci.homer.ak.us
(p) 907-235-3106
(f) 907-235-3118

Memorandum 15-048

TO: MAYOR WYTHER AND HOMER CITY COUNCIL
THROUGH MARVIN YODER, CITY MANAGER
FROM: RICK ABBOUD, CITY PLANNER
DATE: March 25, 2015
SUBJECT: RECOMMENDATION FROM HOMER ADVISORY PLANNING COMMISSION REGARDING THE PROPOSED AMENDMENT TO HCC 21.50.020 AND 21.50.030, SITE DEVELOPMENT STANDARDS LEVEL ONE AND TWO.

As a result of conversations starting in Planning Commission work sessions, the Planning Commission determined that current site development standards allowing up to 16 months for reseeding deserves more consideration. In an effort to help further the goals and objective of the Homer Comprehensive Plan (Chapter 4, Goal 2: Maintain the quality of Homer's natural environment and scenic beauty. & Objective B: Establish development standards and require development practices that protect environmental functions.), the Planning Commission finds 9 months a more reasonable time frame in order to reseed/revegetate soils disturbed due to development.

The proposed amendment was a subject of the February 4th and March 18th meetings of the Commission, the latter being a public hearing that included the testimony of one citizen in support and none against. The Commission voted unanimously to recommend that the City Council adopt the draft ordinance.

Att.

1. Proposed draft ordinance
2. Staff Reports
3. Excerpts of Planning Commission meetings held 2/4/15 and 3/18/15
4. Memo Pl 15-01



Memorandum 15-098

TO: MAYOR WYTHE AND HOMER CITY COUNCIL
THROUGH: KATIE KOESTER, CITY MANAGER
FROM: RICK ABBOUD, CITY PLANNER
DATE: JUNE 18, 2015
SUBJECT: RECOMMENDATION FROM HOMER ADVISORY PLANNING COMMISSION REGARDING THE PROPOSED AMENDMENT TO HCC 21.50.020 AND 21.50.030, SITE DEVELOPMENT STANDARDS LEVEL ONE AND TWO.

After the additional review of the draft ordinance requested by the City Council, the Planning Commission has recommended a new draft ordinance.

1. Vegetative native cover and weed free plants with no invasive species.

After the Commission listened to a presentation from Matt Steffy from the Homer Soil and Water Conservation District the Commission regarding what exactly is an invasive species and how the State of Alaska deals with them, they found that the most practical method of control is reseeding as soon as possible.

2. Allowance of alternate erosion control measures.

The Commission found that this is addressed in lines 28-31 of the draft ordinance. Several measures are listed here along with an allowance for other methods not listed. It is specific to controlling erosion after dirt work is completed. Language regarding minimizing invasive species is proposed.

3. Enforceability and legal ramifications of the “no adverse impact” language.

While the language describing adverse impact may not always lead to identifying clear cut examples, many times it does. The Planning Commission is in consensus that these expectations are important in describing negative impacts that need to be avoided and they do prescribe some efforts that developers need to consider. The language does provide an important tool from which to base discussion upon when negative impacts are noticed alongside of new development.

4. Consideration of enforceability and non-prohibitive development.

Reseeding by a date specific or in nine months if work is initiated after development is much easier to keep track of then the current 16 month period in code. Not being too prescriptive regarding invasive species (what are they, what needs to be done when introduced) contributes to enforceability. The Commission agreed that we will do our best to keep people informed and provide non-ordinance support for dealing with invasive species. The best thing developers can do is contact Soil and Water. Seeding is not onerous and does not require much investment.

The new consideration of this code was the subject of three Planning Commission meetings inclusive of the public hearing conducted at the meeting of June 3, 2015. No one testified and the revised ordinance received unanimous support.

ORDINANCE REFERENCE SHEET
2015 ORDINANCE
ORDINANCE 15-20

An Ordinance of the City Council of Homer, Alaska, Accepting and Appropriating an Alaska Department of Environmental Conservation Municipal Matching Grant in The Amount of \$1,922,577 and Authorizing a 30% Matching Requirement From the Homer Accelerated Water And Sewer Fund (HAWSP) in the Amount of \$576,773.10 for the Purpose of Completing the Water Distribution/Storage Improvement Project and Authorizing the City Manager to Execute the Appropriate Documents.

Sponsor: City Manager/Public Works Director

1. City Council Special Meeting June 15, 2015 Introduction (postponed to June 29)
 - a. Notification of Municipal Matching Grant from Alaska Department of Environmental Conservation
2. City Council Special Meeting June 29, 2015 Introduction
 - a. Notification of Municipal Matching Grant from Alaska Department of Environmental Conservation
3. City Council Regular Meeting July 27, 2015 Public Hearing and Second Reading
 - a. Notification of Municipal Matching Grant from Alaska Department of Environmental Conservation

1 **CITY OF HOMER**
2 **HOMER, ALASKA**

3 City Manager/
4 Public Works Director

5 **ORDINANCE 15-20**
6

7 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
8 ACCEPTING AND APPROPRIATING AN ALASKA DEPARTMENT OF
9 ENVIRONMENTAL CONSERVATION MUNICIPAL MATCHING GRANT
10 IN THE AMOUNT OF \$1,922,577 AND AUTHORIZING A 30%
11 MATCHING REQUIREMENT FROM THE HOMER ACCELERATED
12 WATER AND SEWER FUND (HAWSP) IN THE AMOUNT OF
13 \$576,773.10 FOR THE PURPOSE OF COMPLETING THE WATER
14 DISTRIBUTION/STORAGE IMPROVEMENT PROJECT AND
15 AUTHORIZING THE CITY MANAGER TO EXECUTE THE
16 APPROPRIATE DOCUMENTS.
17

18 WHEREAS, The City submitted an application for an Alaska Department of
19 Environmental Conservation Municipal Matching Grant for the purpose of completing water
20 distribution/storage improvement projects to include water main extensions on Kachemak
21 Drive and Shellfish Avenue/South Slope Drive; and
22

23 WHEREAS, The Alaska Department of Environmental Conservation Municipal Matching
24 Grant was awarded to the City in the amount of \$1,922,577, requiring a 30% match of
25 \$576,773.10 from the Homer Accelerated Water and Sewer Fund; and
26

27 NOW, THEREFORE, THE CITY OF HOMER ORDAINS:
28

29 Section 1. The Homer City Council hereby accepts and appropriates an Alaska
30 Department of Environmental Conservation Municipal Matching Grant in the amount of
31 \$1,922,577 with a required 30% match of \$576,773.10 from the Homer Accelerated Water and
32 Sewer Fund for the purpose of completing the water distribution/storage improvement
33 project as follows:
34

35 Revenue:

36 <u>Account</u>	37 <u>Description</u>	38 <u>Amount</u>
39 HAWSP (205)	40 Water Distribution/ 41 Storage Improvements	42 \$1,922,577

43 Expenditure:

44

45 <u>Account</u>	<u>Description</u>	<u>Amount</u>
47 205-375	46 30% HAWSP Fund Match	48 \$576,773.10

49 Section 2. The City Manager is authorized to execute the appropriate documents.

50

51 Section 3. This is a budget amendment ordinance, is temporary in nature, and shall
52 not be codified.

53

54 ENACTED BY THE HOMER CITY COUNCIL this ___ day of _____, 2015.

55

56 CITY OF HOMER

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MARY E. WYTHE, MAYOR

61 ATTEST:

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65 _____
JO JOHNSON, MMC, CITY CLERK

66

67

68 YES:

69 NO:

70 ABSENT:

71 ABSTAIN:

72

73 First Reading:

74 Public Hearing:

75 Second reading:

76 Effective Date:

77

78 Reviewed and approved as to form:

79

80

81 _____
Mary K. Koester, City Manager

82

83 Date: _____

84



THE STATE
of **ALASKA**
GOVERNOR BILL WALKER

Department of Environmental
Conservation

DIVISION OF WATER

Post Office Box 111800
Juneau, Alaska 99811-1800
Main: 907.465.5300
Fax: 907.465.5177
www.dec.alaska.gov

May 19, 2015

Ms. Katie Koester
City Manager
City of Homer
491 E. Pioneer Avenue
Homer, AK 99603

RE: FY16 Funding Notice (SB26)

Dear Ms. Koester:

As you may be aware, your community will be eligible to receive \$1,922,577 in Municipal Matching Grant funding for the Water Storage and Distribution Improvements Project through the capital budget being finalized in the legislature. The local contribution (match) requirement is 30%. The grant number assigned to this project is MMG No. 40909.

Due to the need to ensure that state funds are obligated and expended in a timely manner, we **require you to submit your application for these funds by June 15, 2015 in order to have a grant offer in place by the beginning of State Fiscal Year 2016.**

By no later than June 15, 2015 please complete the online Grant application at the Division of Water, Municipal Grants and Loans Program Website:
<http://dec.alaska.gov/water/MuniGrantsLoans/index.htm>. Additional information on the program, requirements and forms can be found on this page.

If you are not able to complete the grant application online, please mail (and e-mail) the completed signed grant application to the following address by June 15, 2015:

DEC.Water.MGL.MAT@alaska.gov

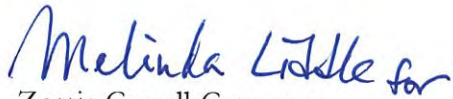
Alaska Department of Environmental Conservation
Division of Water, Municipal Matching Grants & Loans Program
Attn: MAT (Municipal Administrative Team)
P.O. Box 111800
410 Willoughby Avenue, Suite 303
Juneau, AK 99811-1800

If you have any questions regarding this process you may contact me directly or any of the parties below:

Mike Lewis, Program Manager 907-269-7616 mike.lewis@alaska.gov
Zorrie Cassell-Caparroso, Grants Accountant 907-465-5172 soraida.cassell-caparroso@alaska.gov
Beth Verrelli, Project Engineer 907-269-7603 beth.verrelli@alaska.gov

The department looks forward to working with the City of Homer on this jointly funded project to provide improved services to the residents of your community.

Sincerely,



Zorrie Cassell-Caparroso
Municipal Grants and Loans Program Accountant

cc: Mike Lewis, Program Manager, ADEC
Beth Verrelli, Project Engineer, ADEC

ORDINANCE REFERENCE SHEET
2015 ORDINANCE
ORDINANCE 15-23

An Ordinance of the Homer City Council Amending Homer City Code 21.40.070, Requirements, Regarding Standards for Impervious Coverage in the Bridge Creek Watershed Protection District.

Sponsor: Planning

1. City Council Special Meeting June 29, 2015 Introduction
 - a. Memorandum 15-100 from City Planner as backup w/attachments: Ordinance 15-23, staff reports, excerpts of Planning Commission meetings of 4/16/14, 8/06/14, 8/20/14, 9/03/14, 9/17/14, 10/15/14, 11/05/14, 1/21/15, 2/18/15, 3/18/15, and 4/15/15

2. City Council Regular Meeting July 27, 2015 Public Hearing and Second Reading
 - a. Memorandum 15-100 from City Planner as backup (Backup is in June 29 council packet)

1 CITY OF HOMER
2 HOMER, ALASKA

3 Planning

4 ORDINANCE 15-23

5 AN ORDINANCE OF THE HOMER CITY COUNCIL AMENDING
6 HOMER CITY CODE 21.40.070, REQUIREMENTS, REGARDING
7 STANDARDS FOR IMPERVIOUS COVERAGE IN THE BRIDGE CREEK
8 WATERSHED PROTECTION DISTRICT.
9

10 THE CITY OF HOMER ORDAINS:
11

12 Section 1. Homer City Code 21.40.070, Requirements, is amended to read as follows:
13

14 21.40.070 Requirements. The requirements of this section shall apply to all structures
15 and uses in the BCWP district unless more stringent requirements are required pursuant to
16 Chapter 21.71 HCC. The City of Homer water utility is exempt from this section.
17

18 a. Impervious Coverage.

19 1. Lots two and one-half acres and larger shall have a maximum total
20 impervious coverage of 4.2 percent.

21 2. Lots smaller than two and one-half acres shall have a maximum total
22 impervious coverage of 4.2 percent, except as provided in subsection (a)(3) of this
23 section.

24 3. Lots smaller than two and one-half-acres may be allowed impervious
25 coverage up to 6.4 percent if (a) the owner submits a lot-specific mitigation plan
26 for ~~the City Planner's~~ ~~Planning Commission's~~ approval, and (b) if approved,
27 thereafter implements and continuously complies with the approved plan. The
28 mitigation plan must be designed to mitigate the effect of impervious coverage on
29 water flow and the effect of loss of vegetation created by the impervious coverage and
30 **shall comply with the following performance standards:**

31 **a. Disturbed areas shall be reseeded by August 31st**

32 **b. Storm water retention for the proposed new impervious surface**
33 **must be provided on site.**

34 **1. The post-development stormwater discharge rate shall**
35 **not exceed the pre-development peak discharge rate (PDR) for the**
36 **10-year frequency storm event, consisting of rainfall for a period of**
37 **three consecutive hours at a rate of one-half inch per hour.**

38 **2. Retention may be provided in the form of one or a**
39 **combination of dry wells, rain barrels, rain gardens, foot drain**
40 **retention or other method approved by the City Planner.**

41 **c. For the purpose of calculating impervious coverage for mitigation**
42 **plans on lots smaller than two-and one-half-acres, driveways and**

[**Bold and underlined added.** Deleted language stricken through.]

43 **walkways may be calculated as 70% impervious and structures as 90%**
44 **impervious.**

45 ~~b. Impervious Coverage Calculations.~~

46 ~~1. For the purpose of calculating impervious coverage on lots smaller than two~~
47 ~~and one-half acres, driveways and walkways may be partially or fully excluded from~~
48 ~~the calculation, if constructed and maintained in accordance with a mitigation~~
49 ~~plan, submitted and approved in accordance with subsection (a)(3) of this section.~~

50
51 Section 2. This Ordinance is of a permanent and general character and shall be
52 included in the City Code.

53
54 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this ____ day of _____
55 2015.

56
57 CITY OF HOMER
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59
60 _____
61 MARY E. WYTHE, MAYOR

62 ATTEST:

63
64
65 _____
66 JO JOHNSON, MMC, CITY CLERK

67
68 AYES:
69 NOES:
70 ABSTAIN:
71 ABSENT:

72
73
74 First Reading:
75 Public Hearing:
76 Second Reading:
77 Effective Date:

78
79 Reviewed and approved as to form:

80
81 _____
82 Mary K. Koester, City Manager

81 _____
82 Thomas F. Klinkner, City Attorney

83
84 Date: _____

Date: _____

[**Bold and underlined added.** Deleted language stricken through.]



City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us

(p) 907-235-3106

(f) 907-235-3118

Memorandum 15-100

TO: MAYOR WYTHE AND HOMER CITY COUNCIL

THROUGH KATIE KOESTER, CITY MANAGER

FROM: RICK ABBOUD, CITY PLANNER

DATE: JUNE 18, 2015

SUBJECT: RECOMMENDATION FROM HOMER ADVISORY PLANNING COMMISSION REGARDING THE PROPOSED AMENDMENT TO HCC 21.40.070, REQUIREMENTS, REGARDING STANDARDS FOR IMPERVIOUS COVERAGE IN THE BRIDGE CREEK WATERSHED PROTECTION DISTRICT.

For approximately one year the Planning Commission has discussed the Bridge Creek Watershed Protection District (BCWPD). The commission considered increasing the amount of impervious coverage from the current allowance. After the testimony received from two public hearings, where every property owner in the watershed was sent direct notification, the Commission decided against an increase. The Planning Commission's draft ordinance does allow development proposals in the district (those eligible to exceed 4.2% impervious coverage) to be completed with less delay and clarifies a more uniform procedure for impervious surface mitigation.

Non-ordinance recommendation for the BCWPD

1. Platting fees be waived when vacating lines to increase lot sizes.
2. Increase City efforts to purchase one property a year.
3. Examine ditch cleaning policies and work with DOT on Skyline Drive maintenance including minimizing road ditch clearing to minimize possible negative effects to the watershed.
4. Ask Public Works not to use calcium chloride for dust control.

Current Procedure

All lots in the BCWPD are allowed up to 4.2% of impervious coverage, lots smaller than 2.5 acres are allowed to provide mitigation for review at the Planning Commission for up to 6.4% of impervious coverage. The standards for mitigation are not defined in code. Taking the plan to the Commission incurs additional time compared to standard permits that may be issued by the Planning Department. Not having defined standards for the calculation of mitigation leads to staff suggesting the measures which then need to be 'sold' to the Commission. There is little consistency between mitigation plans or outcomes and this creates a lot of uncertainty for developers.

Proposed Amendments

- 1.) The Commission recommends that the City Planner review and approve mitigation plans without having to go before the Commission.

- 2.) Reseeding is prescribed by a date specific so that vegetation has an opportunity to be established before the winter and the opportunity for runoff is decreased.
- 3.) Standards are proposed for design of the mitigation plan. The storm water event that is defined as the same that is required elsewhere in code, rainfall at a rate of 1.5 inches per hour for 3 hours. While common methods of approved retention forms are listed, others may be approved.
- 4.) The calculation of impervious surface for the purpose of mitigation is based on professional engineering standards. Prescribed calculations for typical driveways, walkways, and structures are those an engineer uses to create an appropriate mitigation plan. Other methods still have an option for other calculations in case someone wanted to install a 'green roof' or other non-typical measure.

Eliminated is the subjective nature of partially excluding driveways without having any specific expectations. Currently, the commission may decide to grant someone some sort of exclusion, but they have no standards in code for this provision. This leads to inconsistency among applicants and can alter the carefully thought out provisions for impervious throughout the district.

The proposed amendment was a subject on 12 Planning Commission meetings. The meetings of the October 15th, November 5th and April 15th were public hearings where the entire Bridge Creek Watershed Protection District was sent a notice. While testimony was varied, a great deal was against creating the opportunity for additional impervious coverage. Allowing the Planner to process permits was universally accepted.

Planning staff review of the zoning code amendment as required by HCC 21.95.040.

21.95.040 Planning Department review of code amendment. The Planning Department shall evaluate each amendment to this title that is initiated in accordance with HCC 21.95.010 and qualified under HCC 21.95.030, and may recommend approval of the amendment only if it finds that the amendment:

- a.** Is consistent with the comprehensive plan and will further specific goals and objectives of the plan.

Discussion: Comprehensive Plan Chapter 4, Goal 2: "Maintain the quality of Homer's natural environment and scenic beauty." A strategy stated to accomplish this goal includes "recommend that appropriate standards be adopted so that where development does occur it is designed to respect environmental functions and characteristics." Examples giving include "site development policies for drainage, vegetation, and grading." This amendment is directly correlated toward accomplishing this goal.

Staff response: This amendment is consistent with the Comprehensive Plan.

- b.** Will be reasonable to implement and enforce.

Staff response: This code amendment will be reasonable to implement and enforce. Standards for mitigation calculation are more certain than current policy.

- c.** Will promote the present and future public health, safety and welfare.

Staff response: The public health, safety and welfare is promoted in the creation of targeted standards to help mitigate potential negative impacts on the Bridge Creek Reservoir.

d. Is consistent with the intent and wording of the other provisions of this title.

Staff response: This amendment is consistent with the intent and wording of other provisions of this title. The amendments have been reviewed by the City Attorney and are deemed consistent with the intent and wording of the other provision of this title.

21.95.010 Initiating a code amendment.

Staff response: The Planning Commission initiated the code amendment, per 21.95.010(b).

21.95.030 Restriction on repeating failed amendment proposals.

Staff response: This section of code is found to be not applicable.

Att.

1. Proposed draft ordinance
2. Staff Reports with attachments
3. Excerpts of Planning Commission minutes

ORDINANCE REFERENCE SHEET
2015 ORDINANCE
ORDINANCE 15-24

An Ordinance of the Homer City Council Enacting HCC 2.52.080, Correctional Officer Qualifications, Regarding the Qualification and Certification of City Correctional Officers.

Sponsor: City Manager

1. City Council Special Meeting June 29, 2015 Introduction
 - a. Memorandum 15-090 from Police Chief as backup
2. City Council Regular Meeting July 27, 2015 Public Hearing and Second Reading
 - a. Memorandum 15-090 from Police Chief as backup

**CITY OF HOMER
HOMER, ALASKA**

City Manager

ORDINANCE 15-24

AN ORDINANCE OF THE HOMER CITY COUNCIL ENACTING HCC
2.52.080, CORRECTIONAL OFFICER QUALIFICATIONS,
REGARDING THE QUALIFICATION AND CERTIFICATION OF CITY
CORRECTIONAL OFFICERS.

THE CITY OF HOMER ORDAINS:

Section 1. Homer City Code 2.52.080, Correctional officer qualifications, is enacted to
read as follows:

2.52.080. Correctional officer qualifications.

A full-time city correctional officer shall meet the requirements of AS 18.65.130 -
18.65.290 that are applicable to municipal correctional officers, including without limitation
certification under AS 18.65.242, on or before the later of:

- a. Six months after the effective date of this section; and
- b. One year after the date of hire.

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

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this ____ day of _____,
2015.

CITY OF HOMER

MARY E. WYTHE, MAYOR

ATTEST:

JO JOHNSON, MMC, CITY CLERK

43 AYES:
44 NOES:
45 ABSTAIN:
46 ABSENT:
47
48
49 First Reading:
50 Public Hearing:
51 Second Reading:
52 Effective Date:

53
54
55 Reviewed and approved as to form:

56
57 _____
58 Mary K. Koester, City Manager

59
60 Date: _____
61

Thomas F. Klinkner, City Attorney

Date: _____



City of Homer

www.cityofhomer-ak.gov

Police Department

4060 Heath Street
Homer, Alaska 99603

police@cityofhomer-ak.gov

(p) 907-235-3150

(f) 907-235-3151/ 907-226-3009

Memorandum 15-090

TO: City Manager Koester
FROM: Mark Robl, Chief of Police
DATE: June 18, 2015
SUBJECT: Jail Officer Certifications

It is important for us to ensure our jail officers are certified by the state and conform to state standards for Municipal Corrections Officers. Having our officers certified helps to reduce liability for us and conform to the state jail standards for jail operations. The state passed AS 18.65.290(5) which requires us to adopt an ordinance under AS 18.65.285 to require our officers to meet Alaska Police Council Standards for municipal officers if we want them to be certified. Our city attorney has drafted an ordinance to accomplish this. I recommend we ask council to approve the ordinance.

ORDINANCE REFERENCE SHEET
2015 ORDINANCE
ORDINANCE 15-25

An Ordinance of the City Council of Homer, Alaska, Re-Appropriating the 2003 Allocation From the Alaska Department of Community and Economic Development as Fisheries Revitalization Aid for the Purpose of Refurbishing a Fish Dock Crane.

Sponsor: City Manager/Port and Harbor Director

1. City Council Special Meeting June 29, 2015 Introduction
 - a. Memorandum 15-089 from Port and Harbor Director as backup
 - b. Ordinance 03-52
 - c. Port and Harbor Advisory Commission Minutes of 01/28/15

2. City Council Regular Meeting July 27, 2015 Public Hearing and Second Reading
 - a. Memorandum 15-089 from Port and Harbor Director as backup
 - b. Ordinance 03-52
 - c. Port and Harbor Advisory Commission Minutes of 01/28/15

1 **CITY OF HOMER**
2 **HOMER, ALASKA**

3 City Manager/
4 Port and Harbor Director

5 **ORDINANCE 15-25**

6
7 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA, RE-
8 APPROPRIATING THE 2003 ALLOCATION FROM THE ALASKA
9 DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT
10 AS FISHERIES REVITALIZATION AID IN THE AMOUNT OF
11 \$80,914.12 FOR THE PURPOSE OF REFURBISHING A FISH DOCK
12 CRANE.

13
14 WHEREAS, In 2003 the City received Fisheries Revitalization Aid funds in the amount of
15 \$80,914.12 from the Alaska Department of Community and Economic Development
16 (Ordinance 03-52); and

17
18 WHEREAS, The Port and Harbor Advisory Commission directed staff to use the monies
19 for restrooms near the Fish Dock; and

20
21 WHEREAS, Since that time private businesses in the area have provided their
22 employees with restroom facilities, eliminating the necessity of the City providing restrooms
23 within the area; and

24
25 WHEREAS, Staff and the Port and Harbor Advisory Commission have determined the
26 funds would be better used if re-allocated to the Fish Dock crane refurbishment project.

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

29
30 Section 1. The Homer City Council hereby re-appropriates the allocation from the 2003
31 Alaska Department of Community and Economic Development Fisheries Revitalization Aid for
32 the purpose of refurbishing a Fish Dock crane.

33
34 Expenditure:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
456-0380	Refurbish Fish Dock Crane	\$80,914.12

35
36
37
38 Section 2. This is a budget amendment ordinance only, is not permanent in nature,
39 and shall not be codified.

40
41 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA this ____ day of
42 _____, 2015.

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CITY OF HOMER

MARY E. WYTHE, MAYOR

ATTEST:

JO JOHNSON, MMC, CITY CLERK

AYES:
NOES:
ABSTAIN:
ABSENT:

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

Reviewed and approved as to form:

Mary K. Koester, City Manager

Thomas F. Klinkner, City Attorney

Date: _____

Date: _____

CITY OF HOMER
HOMER, ALASKA

City Manager
P/H
Finance

ORDINANCE 03-52

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA, APPROPRIATING MONIES FROM THE ALASKA DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT, FISHERIES REVITALIZATION AID IN THE AMOUNT OF \$80,914.12, FOR A PORT/HARBOR RESTROOM AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE APPROPRIATE DOCUMENTS.

WHEREAS, On July 3, 2003 the Mayor was notified that the City of Homer was being granted \$80,914.12 for Fisheries Revitalization Aid; and

WHEREAS, The allocation method was applied evenly across all salmon fishing regions of the state; and

WHEREAS, This grant may be used by the City of Homer, at the City of Homer's discretion for any purpose for which it has the power to expend funds; and

WHEREAS, The Port/Harbor Advisory Commission, as requested by the Homer City Council on August 25, 2003, took action during their Regular Meeting of August 27, regarding the allocation of the \$80,914.12; and

WHEREAS, The City of Homer deems it essential that these fisheries funds be allocated to the Port and Harbor for restrooms; and

WHEREAS, the Port/Harbor Commission requests these funds be used for a Port/Harbor plumbed restroom in the vicinity of the Fish Dock.

NOW, THEREFORE, the City of Homer Ordains:


Section 1. That the Fisheries Revitalization Aid money is hereby appropriated in the amount of \$80,914.12, as follows and that the City Manager is hereby authorized to execute the appropriate documents:

<u>Account No.</u>	<u>Description</u>	<u>Amount</u>
Revenue:	Fisheries Revitalization Aid	\$80,914.12
Expenditure: 415-380	Port/Harbor Restrooms	\$80,914.12

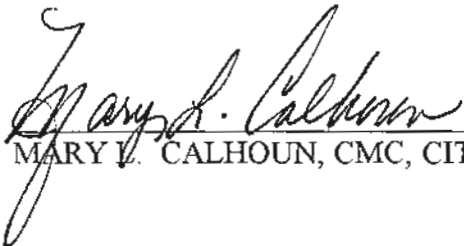
Section 2. This ordinance is a budget amendment only, is not of a permanent nature and is a non code ordinance.

200~~3~~ PASSED AND ENACTED by the Homer City Council this 26th day of January

CITY OF HOMER


By John Fenske
JACK CUSHING, MAYOR

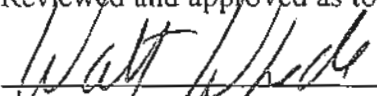
ATTEST:


MARY V. CALHOUN, CMC, CITY CLERK

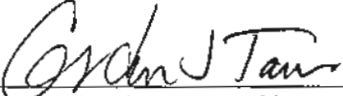
Introduction: ~~09/08/03~~ ^{Postponement} 10/13/03, 12/08/03
Public Hearing: ~~09/22/03~~ 01/2/04
Second Reading: ~~09/22/03~~ 01/26/04
Effective Date: 01/27/04

Ayes: 6
Noes: 0
Abstain: 0
Absent: 0

Reviewed and approved as to form and content:


Walt E. Wrede, City Manager
1/27/04

Date


Gordon Tans, City Attorney
2 Feb 04

Date

Fiscal Note: Fiscal information included in body of Ordinance.

NEW BUSINESS

- A. Re-allocation of Fish Dock Restroom Monies
 - i. Memo to Port & Harbor Commission from Bryan Hawkins, Port Director/Harbormaster
Re: Re-Appropriate Fish Dock Restroom Monies to Crane Refurbishment Project dated
January 21, 2015
 - a. Prior Memos for Back-up Information dated May – June 2006

HOWARD/HARTLEY MOVED TO USE THE MONEY RECEIVED IN THE 2003 GRANT FROM THE ALASKA DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT AS FISHERIES REVITALIZATION AID FOR THE PURPOSE OF REFURBISHING ANOTHER FISH DOCK CRANE.

There was discussion if there is a need for an additional restroom on the fish dock. Harbormaster Hawkins noted that Auction Block has facilities for their employees and Snug Harbor will when they complete their building. There are bathrooms now for truck drivers that can be accessed with crane cards or bathroom cards and it works well. In talking with staff there doesn't seem to be an issue with people coming around looking for a restroom. The ice plant restroom could be modified to add another stall or two but he thinks the money is better used to rebuild a crane.

Some members felt there is a need to improve ice plant restrooms. Harbormaster Hawkins said he could talk to some contractors and see what it would take to make modifications to the ice plant restroom. He is reluctant to have it open all the time and prefers the access card.

It was suggested they approve the motion to fix the crane and when we know more about a porta potty or restroom improvements they can take money from the reserves to address it. It won't be a huge expense.

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

Motion carried.

INFORMATIONAL ITEMS

- A. Monthly Statistical & Performance Report
- B. Weekly Crane and Ice Report
- C. Deep Water Dock Report
- D. Pioneer Dock Report & Ferry Landings Report
- E. Water Usage Report
- F. 2014 EOY Fuel Wharfage Comparison
- G. 2014 EOY Parking Pass Comparison
- H. 2014 EOY Load & Launch Pass Comparison
- I. Spit Lease Expiration Calendar
- J. 2015 Council Meeting Attendance

Harbormaster Hawkins addressed the year-end report, noting moorage sales had increases in daily transient, monthly, and annual reserves increase. To his knowledge they have never broke 800 annual



City of Homer

www.cityofhomer-ak.gov

Port and Harbor

4350 Homer Spit Road

Homer, AK 99603

port@cityofhomer-ak.gov

(p) 907-235-3160

(f) 907-235-3152

Memorandum 15-089

TO: MAYOR BETH WYTHE & HOMER CITY COUNCIL
FROM: BRYAN HAWKINS, PORT DIRECTOR/HARBORMASTER
DATE: JUNE 17, 2015
SUBJECT: RE-APPROPRIATE FISH DOCK RESTROOM MONIES TO CRANE REFURBISHMENT PROJECT

Several years ago, the Fish Dock Restrooms project was proposed to construct additional restrooms as dock workers did not have adequate restroom facilities in the area. In 2003, the City Fisheries Revitalization Aid funds from Alaska Department of Community and Economic Development were received. The Port and Harbor Advisory Commission directed staff to use the monies for Fish Dock restrooms; the attached memos from Harbormaster Steve Dean give background information.

What has changed since then is the fact that Auction Block has built a processing plant next to the Fish Dock and their employees now have restroom facilities in the plant. Another new development is Snug Harbor's construction project, which when completed will supply their employees with facilities as well. Given these new improvements, and the fact that the Fish Dock Restrooms were never constructed, staff feels that the State monies should be re-appropriated to another project.

Staff feels that this money would be far better used if re-allocated to the Fish Dock crane refurbishment project. This project began in 2013 and will continue over the next few years until all eight cranes have been rebuilt. Four cranes have been refurbished so far.

The Port and Harbor Advisory Commission discussed re-appropriating this money towards the crane refurbishment project at their regular meeting on January 28, 2015. The commission passed the following motion:

HOWARD/HARTLEY MOVED TO USE THE MONEY RECEIVED IN THE 2003 GRANT FROM THE ALASKA DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT AS FISHERIES REVITALIZATION AID FOR THE PURPOSE OF REFURBISHING ANOTHER FISH DOCK CRANE.

Recommendation

Approve Ordinance 15-25 an Ordinance of the City Council of Homer, Alaska, Re-Appropriating the 2003 Fisheries Revitalization Aid from the Alaska Department of Community and Economic Development for the Purpose of Refurbishing a Fish Dock Crane.

Attachments:

Memo to Port & Harbor Commission from Steve Dean Re: Fish Dock Area Restroom dated 5/17/2006

Memo to Port & Harbor Commission from Steve Dean Re: Fish Dock Area Restroom dated 6/21/2006

Memo to Homer City Council from Port & Harbor Commission Re: Fish Dock Area Restroom dated 6/30/2006

PHC Meeting Minutes 1/28/15 Re: Fish Dock Restroom Monies



City of Homer

Port / Harbor

4350 Homer Spit Road
Homer, Alaska 99603-8005

Telephone (907) 235-3160

Fax (907) 235-3152

E-mail Port@ci.homer.ak.us

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

TO: Port and Harbor Advisory Commission
FROM: Steve Dean, Port and Harbor Director
DATE: May 17, 2006
RE: New Business, Item C, Fish Dock area rest room

Background

In July, 2003 City of Homer received a grant of \$80,914.12 from Alaska Department of Community and Economic Development. This Fisheries Revitalization Aid was allocated to regions of the state that were adversely impacted by the downturn in the commercial salmon fisheries.

Homer City Council sought Port and Harbor Advisory Commission advice as to the best use of these funds. The Commission recommended that these funds be used for a plumbed rest room in the vicinity of the Fish Dock. An additional expenditure of \$40,000 from Port and Harbor Reserves was authorized by Homer City Council to increase available funds to \$120,914.

Due to the passage of time and increased cost of construction City Administration has asked the Port and Harbor Advisory Commission to review this proposed project.

Recommendation

Please review the attached information and develop a recommendation to forward to Homer City Council for their consideration.



City of Homer

Port / Harbor

4350 Homer Spit Road
Homer, Alaska 99603-8005

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

TO: Port and Harbor Advisory Commission
FROM: Steve Dean, Port and Harbor Director
DATE: June 21, 2006
RE: Pending Business, Item A, Fish Dock area rest room

Background

The Port and Harbor Advisory Commission discussed a number of different improvements that could be implemented in the vicinity of the Fish Dock allowing better access to rest rooms for area workers.

These included:

- 1) Seek City Council approval for additional funds to construct a heated year round facility in the wood grid/fuel float area. Funds currently appropriated \$120,914, additional estimated cost \$60,000.
- 2) Modify access to fish dock rest room in a manner that would maintain secure access to the card reader but allow free access to existing rest rooms.
- 3) Construct a pumpable, unplumbed, unheated facility similar to the one at Baycrest Hill overlook.
- 4) Distribute cards for a nominal fee that would only provide access to the rest rooms.
- 5) Provide temporary Port-A-Potty for fish dock workers, truck drivers and others that don't have access to a crane card.

Recommendation

Please review the options out lined above and develop a recommendation to forward to Homer City Council for their consideration.



City of Homer

Port / Harbor

4350 Homer Spit Road
Homer, Alaska 99603-8005

Telephone (907) 235-3160

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E-mail Port@ci.homer.ak.us

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

TO: Mayor Hornaday and Homer City Council

FROM: Port and Harbor Advisory Commission

DATE: June 30, 2006

RE: Fish Dock Area Rest Room

Background

The Port and Harbor Advisory Commission discussed construction of a public rest room in the Fish Dock area as Item C, under New Business at its May 24, 2006 meeting and again as Item A, under Pending Business at its June 28, 2006.

After receiving input from Port and Harbor staff, Public Works Director Carey Meyer, Homer City Council member Val McLay and others, the Commission passed the following motion:

VELSKO/ULMER – MOVED TO MOVE FORWARD THE ORIGINAL RESTROOM PROPOSAL AT THE WOOD GRID FUEL DOCK AREA BACK TO CITY COUNCIL WITH THE COMMISSION’S RECOMMENDATION TO PROCEED WITH RFP.

Motion carried.

The Commission further recommended that Port and Harbor staff contract for a portable toilet to be placed in the Fish Dock area and that rest room only access cards be made available to Fish Dock area workers upon request at a nominal fee. Both these interim measures are being implemented.

Recommendation

Please consider the advice provided by the Port and Harbor Commission to proceed with a Request for Proposal to construct a plumbed public rest room in the area of the fuel float/wood grid and Coal Point Park.

NEW BUSINESS

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Re: Re-Appropriate Fish Dock Restroom Monies to Crane Refurbishment Project dated
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Some members felt there is a need to improve ice plant restrooms. Harbormaster Hawkins said he could talk to some contractors and see what it would take to make modifications to the ice plant restroom. He is reluctant to have it open all the time and prefers the access card.

It was suggested they approve the motion to fix the crane and when we know more about a porta potty or restroom improvements they can take money from the reserves to address it. It won't be a huge expense.

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

Motion carried.

INFORMATIONAL ITEMS

- A. Monthly Statistical & Performance Report
- B. Weekly Crane and Ice Report
- C. Deep Water Dock Report
- D. Pioneer Dock Report & Ferry Landings Report
- E. Water Usage Report
- F. 2014 EOY Fuel Wharfage Comparison
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**CITY OF HOMER
HOMER, ALASKA**

City Manager

RESOLUTION 15-061

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,
SELECTING OPTION A AS THE PREFERRED ALTERNATIVE FOR
WADDELL WAY ROAD IMPROVEMENTS.

WHEREAS, The City of Homer received a State of Alaska Legislative grant for \$1.405 million to make improvements to Waddell Way; and

WHEREAS, The City's contract engineer and Public Works Director developed proposals on alignment for Waddell Way referred to as Option A and Option B; and

WHEREAS, Option A extends Waddell Way from Lake Street to the Heath Street/Grubstake Avenue intersection; and

WHEREAS, Option B extends Waddell Way from Lake Street over to the Heath Street/Bonanza Avenue intersection; and

WHEREAS, Option A is consistent with the City of Homer Transportation Plan; and

WHEREAS, Option A is the least expensive alignment due to reduced utility relocation costs, lower longer term right-of-way acquisition costs, and the least negative impact on the operations of the adjacent landowner; and

WHEREAS, The City of Homer Advisory Planning Commission held a public hearing on selecting a preferred alternative on June 17, 2015 and recommended Option A; and

WHEREAS, The Homer City Council was briefed on the discussion regarding the preferred alternatives in the June 15 and 29, 2015 City Manager's Report.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska, recommends Option A as the preferred alternative for the alignment of Waddell Way Road improvements.

PASSED AND ADOPTED by the Homer City Council on this 27th day of July, 2015.

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CITY OF HOMER

MARY E. WYTHE, MAYOR

ATTEST:

JO JOHNSON, MMC, CITY CLERK

Fiscal Note: N/A



City of Homer

www.cityofhomer-ak.gov

Office of the City Clerk

491 East Pioneer Avenue
Homer, Alaska 99603

clerk@cityofhomer-ak.gov

(p) 907-235-3130

(f) 907-235-3143

Memorandum 15-106

TO: KATIE KOESTER, CITY MANAGER
FROM: MELISSA JACOBSEN, CMC, DEPUTY CITY CLERK
DATE: JUNE 24, 2015
SUBJECT: PLANNING COMMISSION ACTION REGARDING WADDELL WAY PROJECT

The Homer Advisory Planning Commission held a public hearing on June 17, 2015 regarding the Waddell Way project. The following is a summary of actions taken at the meeting. Public hearing comments and discussion highlights will be available upon completion of the meeting minutes.

Carey Meyer, Public Works Director, and John Pekar, Project Engineer with Kinney Engineering, provided project information to the Commission and there were three city residents who provided comment during the public hearing and written comments from four citizens provided in a laydown packet.

The Commission moved and approved unanimously a motion recommending the proposed Waddell Way Project improvement is consistent with the general plan and established planning principles in that –

1. The Transportation Plan supports construction of Waddell Way and
2. The provision of connected street system and pedestrian and cycle amenities are consistent with established planning principles in the city's adopted comprehensive plans.

The Commission reviewed options A and B proposed for the Waddell Way project. A motion was made that the Commission recommends option B and the motion failed after discussion with two voting yes and five voting no.

The Commission voted unanimously on two additional motions to:

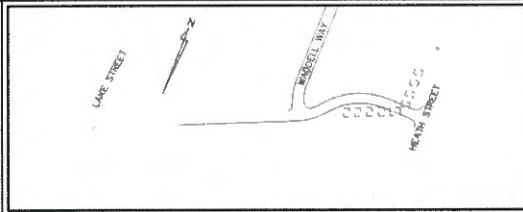
- To support option A with level 2 on the north/south section and level four on the east/west section
- To support less curve design, minimize the amount of marginal remainders of lots due to road alignment, support lighting at intersections, see a fix for the HEA driveway, and add traffic calming measures.

Public Notice Exhibit Index

Proposed Waddell Way Road Improvements

- 1) Horizontal Alignment - **Option A**: This alignment extends Waddell Way from Lake Street over to the Heath Street/Grubstake Avenue intersection. It is the least expensive alignment, due to reduced utility relocation costs; lower long term right-of-way acquisition costs, and the least negative impact on the adjacent HEA operations.
- 2) Horizontal Alignment - **Option B**: This alignment extends Waddell Way from Lake Street over to the Heath Street/Bonanza Avenue intersection. It is more expensive than the Option A alignment, due to increased utility relocation costs; higher long term right-of-way acquisition costs, and has greater impacts on the adjacent HEA operations.
- 3) City Transportation Plan – **Plate 2A and 2B**: these maps are included in this notice to show that the official City Transportation Plan envisions Waddell Way to be extended to Heath Street and line up with Grubstake Avenue under either of the proposed E/W collector alignments (shown on the maps as a bold dashed pink line).
- 4) Public Works has developed five pedestrian/bike friendly road designs. These alternatives were developed in an attempt to provide adequate and reasonable pedestrian and bicycle amenities for new road projects. Public Works is recommending a **Level 4A** design – a copy of the typical cross-section is attached.

SHEET NO.	TOTAL SHEETS	
1A	1A	
ASSEMBLY NO.		
ATTACHMENT NO.		
REVISED		
NO.	DATE	DESCRIPTION



PLANS DEVELOPED BY:
 KINNEY ENGINEERING, LLC
 FOR
 CITY OF HOMER, ALASKA
 PUBLIC WORKS DEPARTMENT

PHONE: (907) 232-3170
 FAX: (907) 232-3145



CITY OF HOMER
 WADDELL WAY ROAD AND
 WATER MAIN IMPROVEMENTS
 OPTION A

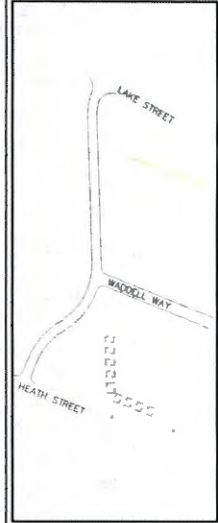


DRAWING LOCATION	DATE TIME	LAYOUT	SCALE	DRAWN BY
\\server\work\desktop\maddell\my\civil\130\production\Drawings\maddell\WaddeLL Way Plan and Profile - Option A Rev 3 (14.04.2016) 8:15 AM		4		JOEL PERAZ

DRAWING LOCATION: \\sft\homer\desktop\waddell\10\production\Drawings\waddell\10\Plan and Profile - Option B Rev2.rvt
 DATE TIME: 4/30/15 4:37 PM
 LAYOUT: 8
 SCALE: 1"=40'
 DESIGNED BY: JOHN POPE



SHEET NO.		TOTAL SHEETS	
1B		1B	
ADDENDUM NO.			
ATTACHMENT NO.			
REVISIONS			
NO.	DATE	DESCRIPTION	



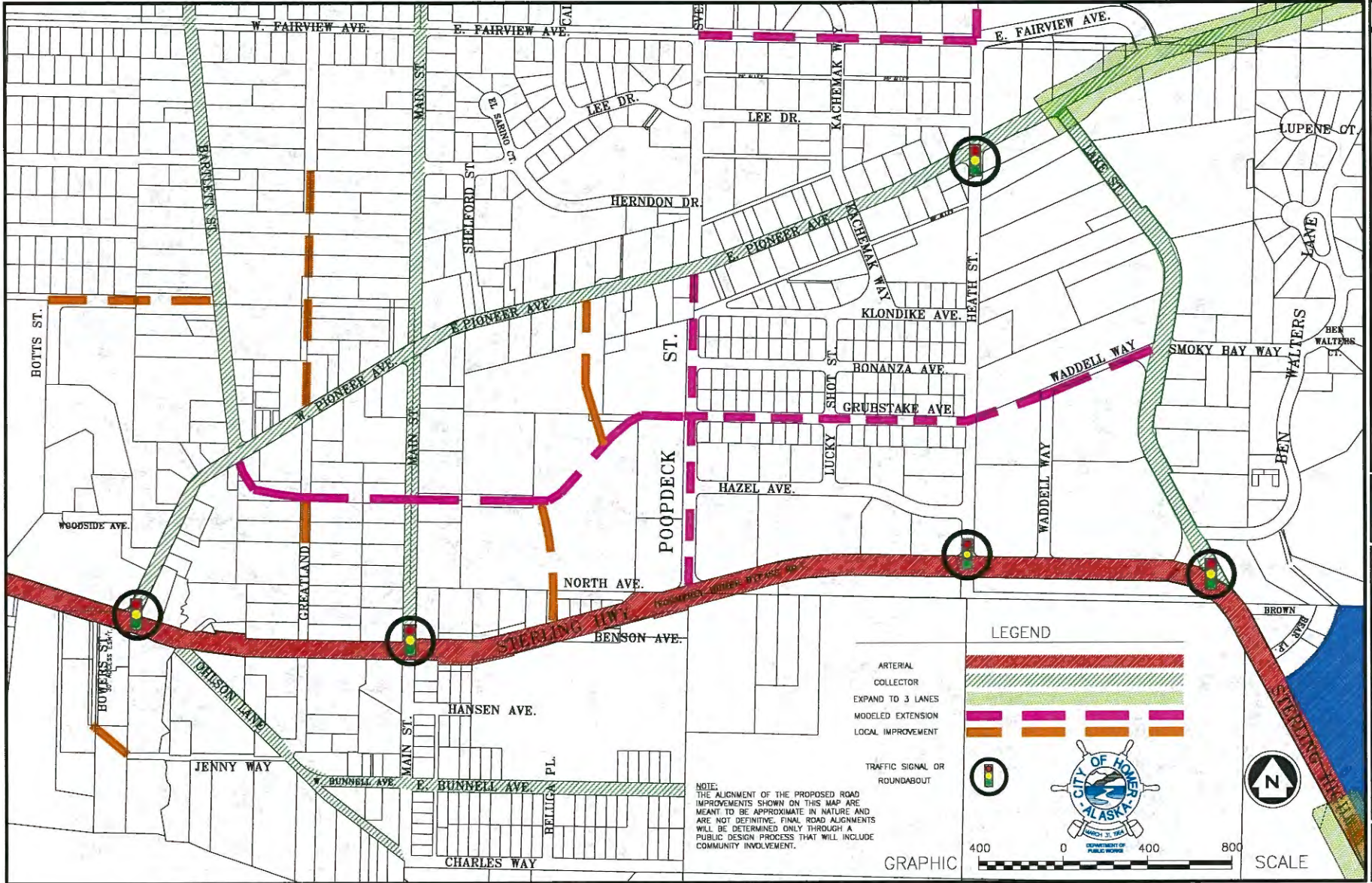
PLANS DEVELOPED BY:
 KINNEY ENGINEERING, LLC
 FOR
 CITY OF HOMER, ALASKA
 PUBLIC WORKS DEPARTMENT



PHONE: (907) 235-3170
 FAX: (907) 235-3145



CITY OF HOMER
 WADDELL WAY ROAD AND
 WATER MAIN IMPROVEMENTS
 OPTION B



NOTE:
THE ALIGNMENT OF THE PROPOSED ROAD IMPROVEMENTS SHOWN ON THIS MAP ARE MEANT TO BE APPROXIMATE IN NATURE AND ARE NOT DEFINITIVE. FINAL ROAD ALIGNMENTS WILL BE DETERMINED ONLY THROUGH A PUBLIC DESIGN PROCESS THAT WILL INCLUDE COMMUNITY INVOLVEMENT.

GRAPHIC

LEGEND

- ARTERIAL
- COLLECTOR
- EXPAND TO 3 LANES
- MODELED EXTENSION
- LOCAL IMPROVEMENT

TRAFFIC SIGNAL OR ROUNDABOUT

0 400 800

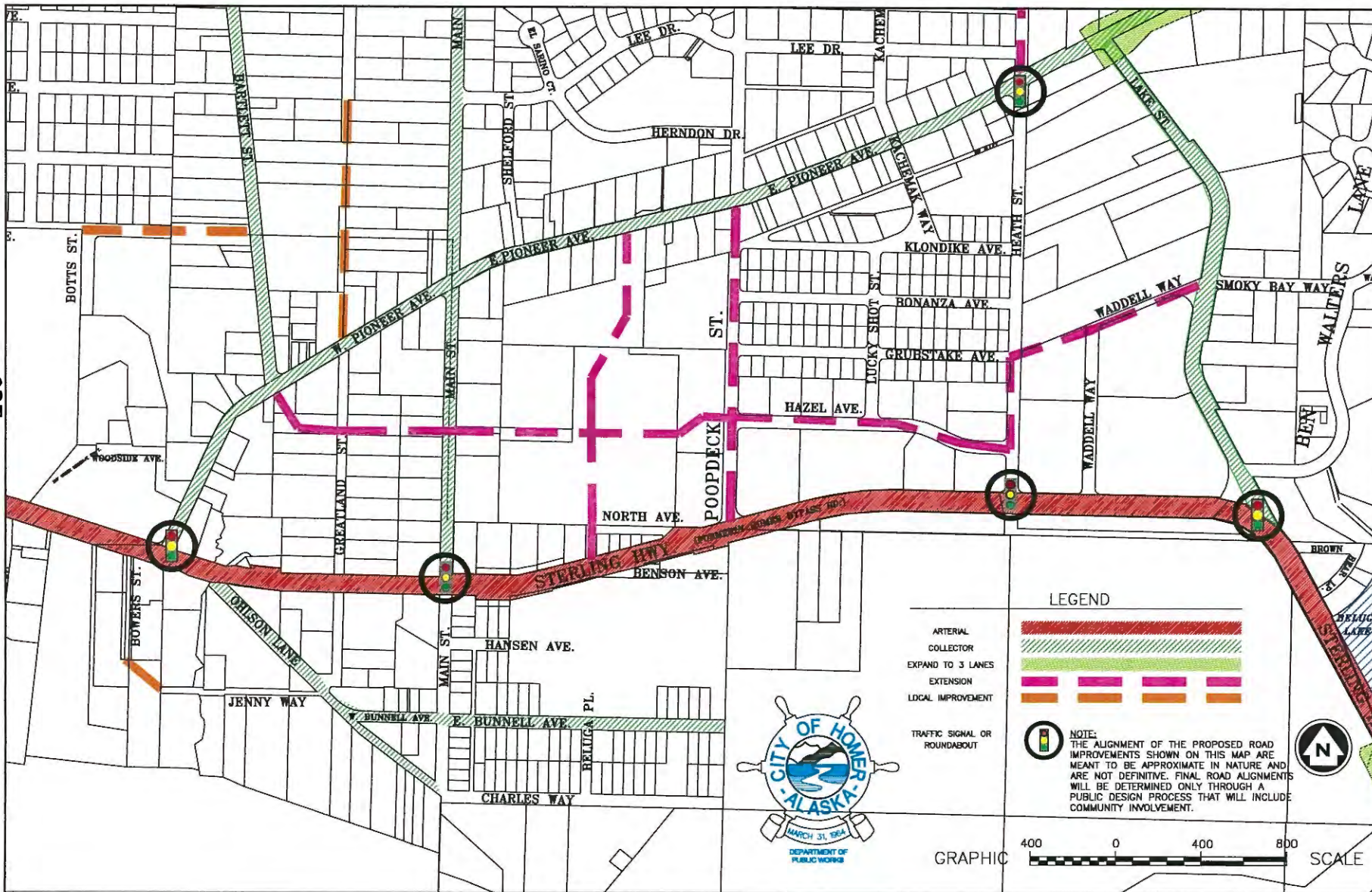
SCALE

2005 HOMER AREA TRANSPORTATION PLAN
CENTRAL BUSINESS DISTRICT, ALTERNATE A



CONSULTING ENGINEER, INC.
Mike Taurainen, P.E.
1000 W. MAIN ST.
HOMER, ALASKA 99603
PH: 907-463-1111
FAX: 907-463-1112
WWW.MIKETAURAINEN.COM

DATE: 07/01/05
DRAWN BY: J. BROWN
CHECKED BY: M. T
DESIGNED BY: M. T
PROJECT NO.: 2005-01
PROJECT P.I.:



LEGEND

- ARTERIAL (Red hatched line)
- COLLECTOR (Green hatched line)
- EXPAND TO 3 LANES (Orange dashed line)
- EXTENSION (Pink dashed line)
- LOCAL IMPROVEMENT (Pink solid line)
- TRAFFIC SIGNAL OR ROUNDABOUT (Traffic signal icon)

NOTE:
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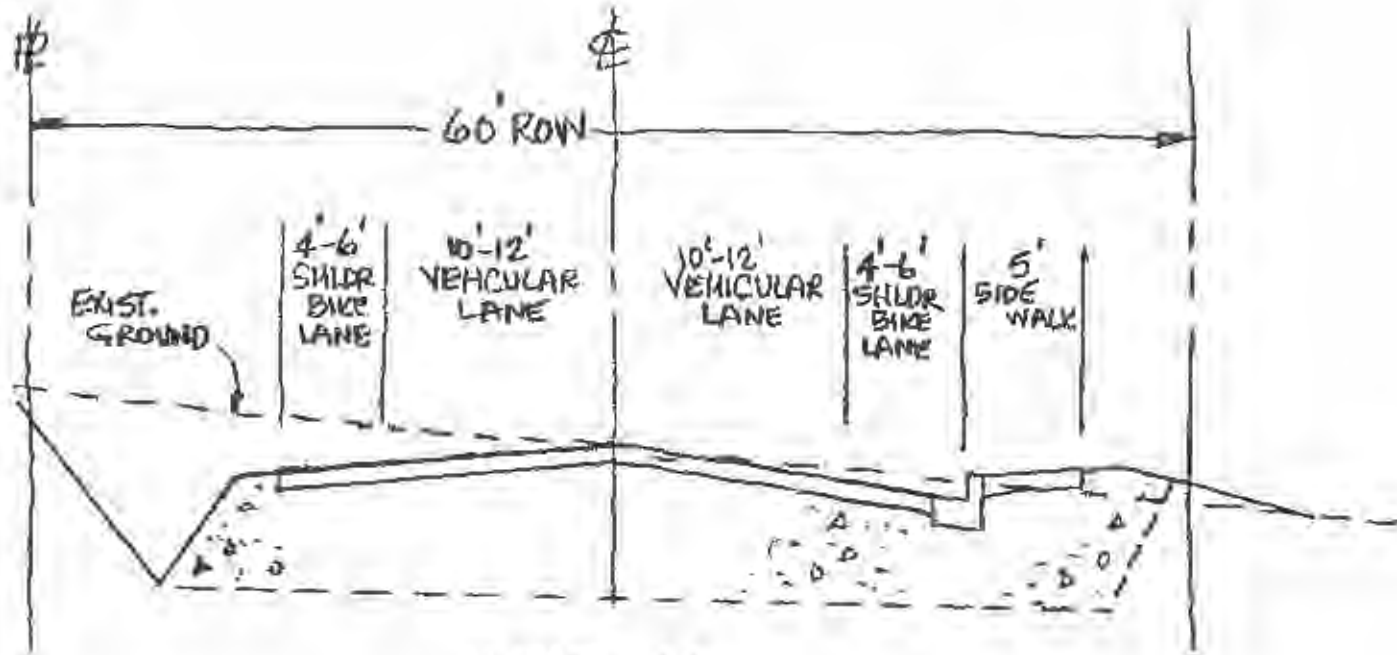


PLATE 2B

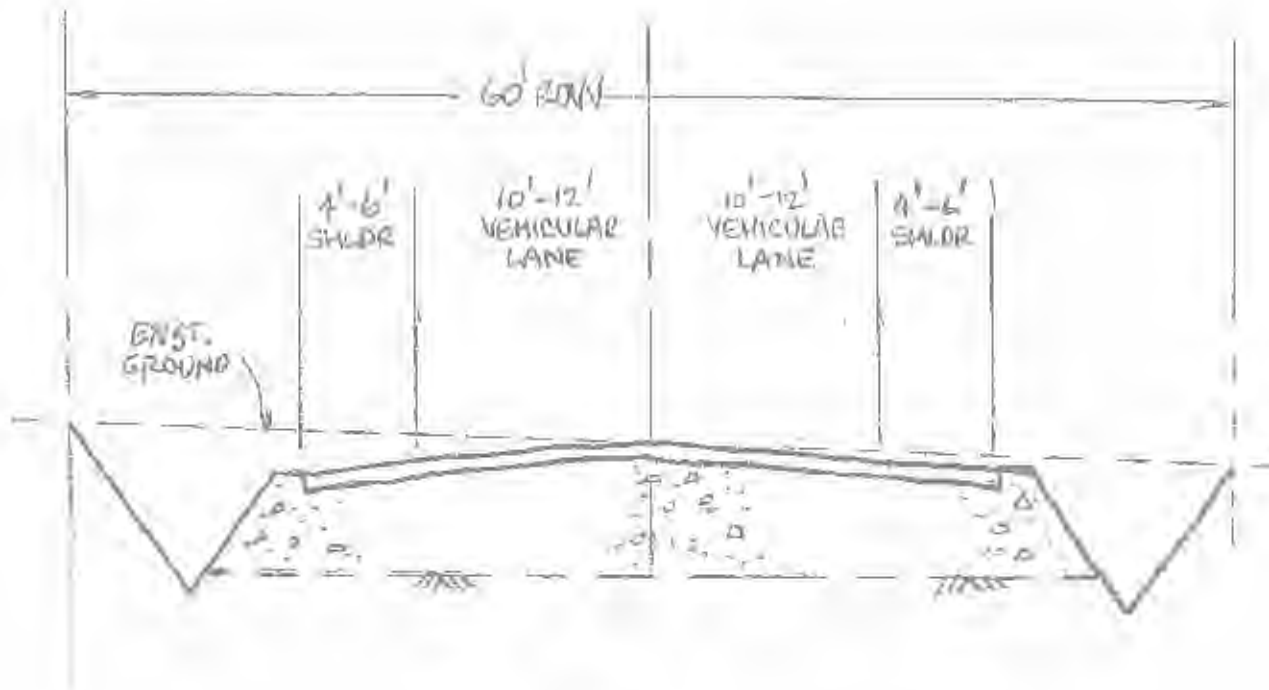
2005 HOMER AREA TRANSPORTATION PLAN
CENTRAL BUSINESS DISTRICT, ALTERNATE B

Mike Lauriamen, P.E.
CONSULTANT
PLANNING CONSULTANT
TRAFFIC ENGINEER
PROJECT MANAGER & SUPERVISOR

DATE: JULY 2004
BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]



LEVEL 4A
SIDEWALK/WIDENED PAVEMENT
 WADDELL WAY (E/W PORTION)



LEVEL 2
WIDENED PAVEMENT BOTH SIDES
 WADDELL WAY (N/S PORTION)

ORDINANCE(S)

ORDINANCE REFERENCE SHEET
2015 ORDINANCE
ORDINANCE 15-27

An Ordinance of the City Council of Homer, Alaska, Providing a Procedure for the Council to Consider Whether to Exclude Certain Properties From the Homer Natural Gas Distribution Special Assessment District.

Sponsor: Burgess

1. City Council Regular Meeting July 27, 2015 Introduction
 - a. Ordinance 13-02 as backup
 - b. Resolutions 12-076, 13-090, 14-092(A), 15-005, 15-012, 15-016, and 15-017 as backup

1 **CITY OF HOMER**
2 **HOMER, ALASKA**

Burgess

3
4 **ORDINANCE 15-27**

5
6 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
7 PROVIDING A PROCEDURE FOR THE COUNCIL TO CONSIDER
8 WHETHER TO EXCLUDE CERTAIN PROPERTIES FROM THE
9 HOMER NATURAL GAS DISTRIBUTION SPECIAL ASSESSMENT
10 DISTRICT.

11
12 WHEREAS, By Ordinance 13-02, adopted February 11, 2013, the City created the Homer
13 Natural Gas Distribution Special Assessment District (“District”); and

14
15 WHEREAS, By Resolution 12-076, adopted August 27, 2012, the City previously had
16 adopted criteria for excluding from the District properties that would not receive any benefit
17 from the improvement in the District; and

18
19 WHEREAS, By Resolution 13-090, adopted September 9, 2013, Resolution 14-092(A),
20 adopted September 8, 2014, Resolution 15-005, adopted January 12, 2015, Resolution 15-012,
21 adopted March 9, 2015, and Resolution 15-016, adopted March 16, 2015, the City amended
22 the preliminary assessment roll for the District to exclude certain properties from the District
23 under the criteria in Resolution 12-076; and

24
25 WHEREAS, By Resolution 15-017, adopted March 23, 2015, the City confirmed the
26 assessment roll for the District, and from the date of the adoption of Resolution 15-017, a
27 property owner that objected to an assessment had 30 days to appeal the assessment to the
28 Superior Court under HCC 17.04.130; and

29
30 WHEREAS, Notwithstanding the expiration of the appeal period under HCC 17.04.130,
31 the Council finds that it would be equitable to allow an additional time period in which
32 properties may be excluded from the District under the criteria and the procedure in this
33 ordinance.

34
35 NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

36
37 Section 1. Procedure for exclusion from District.

38 A. Either a person who owns property in the District or a Council member may apply
39 to the City to have the property excluded from the District under either of the following
40 grounds:

- 41 1. The property does not benefit from the improvement under the criteria in
42 Resolution 12-076; or

43 2. ENSTAR has informed the owner of the property owner that under the terms
44 of the ENSTAR Tariff a main extension will be required to provide natural gas service to
45 the property.

46 The Council will not consider applications to exclude property from the District on any
47 grounds other than those stated above. Grounds for exclusion that the Council will not
48 consider include without limitation that the assessment imposes economic hardship on the
49 property owner, that the property owner has no present plan to develop the property, and
50 that the property owner has no present plan to obtain natural gas service to the property.

51 B. To obtain an exclusion of property from the District, the property owner or Council
52 member must submit a written application for the exclusion of the property to the City Clerk
53 no later than the date specified in Section 3 of this ordinance. The application must state the
54 name, address and telephone number of the property owner, identify the property by legal
55 description, street address and Kenai Peninsula Borough tax parcel number, and include a
56 statement of the specific facts that the applicant believes would support exclusion of the
57 property from the District under either of the grounds for exclusion in subsection A of this
58 section.

59 C. The City Clerk will return an incomplete application under subsection B of this
60 section to the applicant, with a description of the missing information. If the City Clerk finds
61 that an application has all of the information required by that subsection, the City Clerk will
62 schedule a public hearing on the application before the Council on a first come, first served
63 basis. The hearing shall be at a regular Council meeting on a date that will allow the City
64 Clerk to give at least 15 days' written notice of the hearing by mail to the applicant, and the
65 property owner if the property owner is not the applicant. At the hearing, the applicant will
66 have the burden of proving that the property satisfies either of the grounds for exclusion from
67 the District in subsection A of this section.

68 D. In addition to the property satisfying one of the grounds for exclusion in subsection
69 A of this section, approval of an exclusion of property from the District is subject to the
70 Council's determination that after the exclusion there will be sufficient funds available from
71 the assessment of properties in the District and other sources to satisfy the City's obligations
72 to the Kenai Peninsula Borough ("Borough") under the Loan Agreement between the City and
73 the Borough for the financing of the cost of the improvement in the District.

74 E. At the conclusion of the hearing, the Council will take one of the following actions,
75 in its sole discretion:

- 76 1. Adopt or reject a resolution excluding the property from the District; or
77 2. Continue the hearing to allow the applicant time to provide additional
78 information in support of the application.

79 F. The decision of the Council on an application is final and non-appealable.

80

81 Section 2. Assessment payments must be current; refund. The City Clerk will not
82 accept an application, and the Council will not consider or act on an application, unless the
83 property that is the subject of the application is, and remains, current in the payments on its
84 assessment in the District. If the Council adopts a resolution excluding a property from the

85 District, the City shall refund all payments made for the property on its assessment in the
86 District [without interest] to the record owner of the property as of the effective date of the
87 resolution.
88

89 Section 3. Limitation on time to apply for exclusion. The City Clerk will not accept an
90 application, and the Council will not consider or act on an application, to exclude property
91 from the District unless the application is complete and submitted to the City Clerk on or
92 before the date that is 18 months after the effective date of this ordinance.

93
94 Section 4. This ordinance is not permanent in nature, and shall not be codified.

95
96 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this _____ day of
97 _____, 2015.

98
99 CITY OF HOMER

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102 _____
103 MARY E. WYTHE, MAYOR

104 ATTEST:

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107 _____
108 JO JOHNSON, MMC, CITY CLERK

109
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113 YES:

114 NO:

115 ABSTAIN:

116 ABSENT:
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121 First Reading:

122 Public Hearing:

123 Second Reading:

124 Effective Date:
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127 Reviewed and approved as to form.

128

129 _____

130 Mary K. Koester, City Manager

131

132 Date: _____

133

134 Fiscal Note: Unknown at this time.

Thomas Klinkner, City Attorney

Date: _____

85 ATTEST:

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JO JOHNSON, CMC, CITY CLERK

90

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YES: 6

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NO: 6

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ABSTAIN: 6

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ABSENT: 6

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First Reading: 1/28/13

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Public Hearing: 2/11/13

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Second Reading: 2/11/13

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Effective Date: 2/12/13

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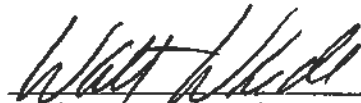
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Reviewed and approved as to form:

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Walt E. Wrede, City Manager

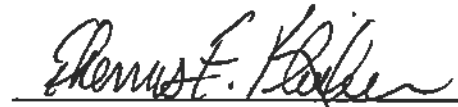
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Date: 2/14/13


Thomas F. Klinkner, City Attorney

Date: 2-20-13

37 which parcels within the City limits will not be directly served by gas distribution mains
38 constructed under the special assessment improvement plan.

39 BE IT FURTHER RESOLVED that the Council hereby adopts the following set of
40 exclusion criteria:

- 41 • Undeveloped rural areas, parcels, or subdivisions which have no developed road access,
42 no homes or businesses, and no city utilities.
- 43 • Parcels where a run of more than ½ mile is necessary in order to serve one or just a few
44 customers. (With the possible exception of the Spit)
- 45 • Lots that have severe constraints for development such as steep slope, tideland, or other
46 physical reasons.
- 47 • Lots that do not border a dedicated public right of way.
- 48 • Lots with legal restrictions on their development, such as conservation easements or
49 designated park lands.

50 BE IT FURTHER RESOLVED that a preliminary map showing the proposed location of
51 parcels which would be excluded from direct service and gas main extension under these criteria
52 and the assessment district improvement plan was presented with this resolution and is
53 incorporated herein.

54 PASSED AND ADOPTED by the Homer City Council this 27th day of August, 2012.

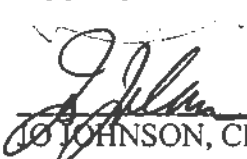
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CITY OF HOMER



JAMES C. HORNADAY, MAYOR

ATTEST:



JO JOHNSON, CMC, CITY CLERK

Fiscal Note: N/A

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CITY OF HOMER

FRANCIE ROBERTS, MAYOR PRO TEMPORE

ATTEST:

JO JOHNSON, MMC, CITY CLERK

Fiscal Note: N/A

August 2013 Changes to the Preliminary Assessment Roll for the Homer Natural Gas Special Assessment District

New Exempt Lots				
Parcel ID	Owner	Legal Description	Reason for Change from Preliminary Assessment Roll Resolution 12-081	
17520011	Laukitis Living Trust	T 6S R 13W SEC 19 SEWARD MERIDIAN HM THAT PTN OF GL 6 BEGIN AT INTERSECTION S LINE OLSEN LN & EAST LINE SEC 19 TH NWLY ALONG SOUTH LINE OLSEN LN 100 FT TO POB TH CONTINUE ALONG SAID LINE 62 FT TH SOUTH 135 FT M/L TH SELY ALONG KACHEMAK BAY 50 FT M/L TH NORTH 125 FT M/L TO POB	Lot is difficult to develop due to bluff location and limited usable uplands.	
Recorded Platting Actions				
Lot line vacation				
Parcel ID	Owner	New Legal Description	Notes	Old Parcel & Legal Description
17526028	Homer Independent Baptist Church	HM 2013015 Forest Glen Subdivision 2013 Replat Lot 1A	Lot lines combined. Three assessments will be levied on the new lot, one each for the original three lots.	17526009, 17526010, 17526011 Forest Glen Sub Unit 1 Block 1 Lots 1, 2, 3
17511223	Sharon Selby	HM 2013006 Homer Enterprises Inc Sub 2013 Replat Lot 8A Block 1	Lot lines combined. Former lot 10 was already exempted from the district see Memorandum 13-17. The remaining two parcels, lots 8 and 9, were combined with lot 10 to create one large lot (now called 8A). The original lots 8 & 9 each had an assessment. This new lot, 8A, will be assessed for the original two assessments.	17511208, 17511209 Homer Enterprises Inc Sub Lot 8 Block 1, and Lot 9 Block 1.
New Lots created				
Parcel ID	Owner	New Legal Description	Notes	Old Parcel & Legal Description
17513349	Christian Community Church	HM 2013010 Bunnells Sub No 23 Lot A-2	Original lot split into two lots. This parcel is new and an additional assessment will be levied.	17513340 Bunnell's Sub No. 19 Tract A
17513348	Christian Community Church	HM 2013010 Bunnells Sub No 23 Lot A-1	Original lot split into two lots. This parcel is the existing lot. One assessment will be due for this lot.	17513340 Bunnell's Sub No. 19 Tract A
17410019	Todd Hoppe	HM 2013009 Paradise South Sub 2012 Lot 3-B1	Original lot split into two lots. This parcel is the existing lot. One assessment will be due for this lot.	17410003 Paradise South Sub No 4 Lot 3-B Block 1
17410020	Todd Hoppe	HM 2013009 Paradise South Sub 2012 Lot 3-B2	Original lot split into two lots. This parcel is new and an additional assessment will be levied.	17410003 Paradise South Sub No 4 Lot 3-B Block 1

43 ATTEST:

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JO JOHNSON, MMC, CITY CLERK

Fiscal Note: N/A

September 2014 Changes to the Preliminary Assessment Roll
for the Homer Natural Gas Special Assessment District

Current as of 7/28/14

New Exempt Lots			
Parcel ID	Owner	Legal Description	Reason for Change from Preliminary Assessment Roll Resolution 12-081
17357079	Kristine Holderied	T 6S R 14W SEC 13 SEWARD MERIDIAN HM 2001078 ARNO SUB LOT 2 THAT PORTION LYING OUTSIDE HOMER CITY LIMITS	The property does not have access to gas. No line was run on Diamond Ridge, to access this property.
17507014	Eugene and Patricia Mangiardi	T 6S R 14W SEC 23 SEWARD MERIDIAN HM 0760075 COUNTRY CLUB ESTATES SUB TRACT 4	Lot is not developable; steep coastal bluff. \$100 value from KPB tax assessor.
17522017	Mary McCann	T 6S R 14W SEC 23 SEWARD MERIDIAN HM 0670482 BAYCREST SUB LOT 49	Lot is not developable; steep coastal bluff. \$6600 value from KPB tax assessor.
17701075	Linda Drummond	T 6S R 13W SEC 17 SEWARD MERIDIAN HM 2000070 BAYVIEW GARDENS ADDN # 8 LOT B4	Gas line is across a large canyon from the buildable area of property. Gas line will have to come across private land to serve the lot.
Gas Line not constructed to properties - Properties excluded from assessment			
17928028	David A Yenney	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0750042 TIETJEN RESUB OF TRACTS G & H TRACT G-3	Helen Circle is an undeveloped Right of Way and no gas line was constructed to these lots.
17928026	David A Yenney	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0750042 TIETJEN RESUB OF TRACTS G & H TRACT G-1	Helen Circle is an undeveloped Right of Way and no gas line was constructed to these lots.
17928027	David A Yenney	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0750042 TIETJEN RESUB OF TRACTS G & H TRACT G-2	Helen Circle is an undeveloped Right of Way and no gas line was constructed to these lots.
17730287	Joshua Cooper and Sabrina Malchoff	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0800054 D G ACRES SUB LOT 26-B	D.G. Court is an undeveloped right of way and no gas line was constructed to these lots.
17730288	Joshua Cooper and Sabrina Malchoff	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0800054 D G ACRES SUB LOT 26-A	D.G. Court is an undeveloped right of way and no gas line was constructed to these lots.
17324142	Daniel and Brenda Farren	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0860023 WESTWOOD ESTATES SUB AMENDED LOT 33	Westwood Ave is not constructed in this location and no gas line was constructed in the right of way.
17324143	Daniel and Brenda Farren	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0860023 WESTWOOD ESTATES SUB AMENDED LOT 34	Westwood Ave is not constructed in this location and no gas line was constructed in the right of way.
17324144	Daniel and Brenda Farren	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0860023 WESTWOOD ESTATES SUB AMENDED LOT 35	Westwood Ave is not constructed in this location and no gas line was constructed in the right of way.
17913310	John Mitchell	T 6S R 13W SEC 21 SEWARD MERIDIAN HM 0610256 VIRGINIA LYN SUB LOT 49	Virginia Lynn Way is not constructed in this location and no utilities are present. No gas line was constructed.

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September 2014 Changes to the Preliminary Assessment Roll
for the Homer Natural Gas Special Assessment District

Current as of 7/28/14

17913308	John Mitchell	T 6S R 13W SEC 21 SEWARD MERIDIAN HM 0610256 VIRGINIA LYN SUB LOT 51	Virginia Lynn Way is not constructed in this location and no utilities are present. No gas line was constructed.	
17913309	John Mitchell	T 6S R 13W SEC 21 SEWARD MERIDIAN HM 0610256 VIRGINIA LYN SUB LOT 50	Virginia Lynn Way is not constructed in this location and no utilities are present. No gas line was constructed.	
17913307	John Mitchell	T 6S R 13W SEC 21 SEWARD MERIDIAN HM 0610256 VIRGINIA LYN SUB LOT 52	Virginia Lynn Way is not constructed in this location and no utilities are present. No gas line was constructed.	
17913207	Thomas and Debora Karns, Carol Sachek	T 6S R 13W SEC 21 SEWARD MERIDIAN HM 0610256 VIRGINIA LYN SUB LOT 41	Virginia Lynn Way is not constructed in this location and no utilities are present. No gas line was constructed.	
17913208	Thomas and Debora Karns, Carol Sachek	T 6S R 13W SEC 21 SEWARD MERIDIAN HM 0610256 VIRGINIA LYN SUB LOT 42	Virginia Lynn Way is not constructed in this location and no utilities are present. No gas line was constructed.	
17913209	David and Susan Hanson	T 6S R 13W SEC 21 SEWARD MERIDIAN HM 0610256 VIRGINIA LYN SUB LOT 43	Virginia Lynn Way is not constructed in this location and no utilities are present. No gas line was constructed.	
17913210	David and Susan Hanson	T 6S R 13W SEC 21 SEWARD MERIDIAN HM 0610256 VIRGINIA LYN SUB LOT 44	Virginia Lynn Way is not constructed in this location and no utilities are present. No gas line was constructed.	
17913211	David and Susan Hanson	T 6S R 13W SEC 21 SEWARD MERIDIAN HM 0610256 VIRGINIA LYN SUB LOT 45	Virginia Lynn Way is not constructed in this location and no utilities are present. No gas line was constructed.	
17913311	David and Susan Hanson	T 6S R 13W SEC 21 SEWARD MERIDIAN HM 0610256 VIRGINIA LYN SUB LOT 48	Virginia Lynn Way is not constructed in this location and no utilities are present. No gas line was constructed.	
17913312	David and Susan Hanson	T 6S R 13W SEC 21 SEWARD MERIDIAN HM 0610256 VIRGINIA LYN SUB LOT 47	Virginia Lynn Way is not constructed in this location and no utilities are present. No gas line was constructed.	
Recorded Platting Actions				
Lot line vacation				
Parcel ID	Owner	New Legal Description	Notes	Old Parcel & Legal Description
17324168	Atz Kilcher	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 2013047 WINTERGREEN SUBDIVISION 2013 REPLAT LOT 5-A-1	Two assessments for this lot. Two lots were combined into one lot after the preliminary assessment roll was approved.	17324164, 17324165, Wintergreen Sub Lot 5 Replat Lots 5-A and 5-B
17348027	Velton, Samuel and Jonathan Cason	T 6S R 14W SEC 13 SEWARD MERIDIAN HM 2013035 WEST HILL SUBD CASON 2013 ADDN LOT 1A	Four assessments for this parcel. Four parcels were combined into one lot after the preliminary assessment roll was approved.	17348011 West Hill Sub Lot 1 Blk 1, 17502023 Emerald Highland Estates Sub Unit 1 Lot 1 Blk 1, 17502037 long legal, 17502083 Long legal

September 2014 Changes to the Preliminary Assessment Roll
for the Homer Natural Gas Special Assessment District

Current as of 7/28/14

17710742	David Whitmire	Glacierview Whitmire Lot 4A	Two assessments for this lot. Two lots were combined into one lot after the preliminary assessment roll was approved.	17710729, 17710730 Glacier View Sub No 3 Lots 4 & 5, Block 11
17924036	Harmon Hall	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 2013043 SCENIC VIEW SUB SCENIC GROVE ADDN NO 1 2013 REPLAT LOT 2-A-1	Three assessments for this lot. Three lots were combined into one lot after the preliminary assessment roll was approved.	17924033, 17924034, 17924035 Scenic View Sub Scenic Grove Addn No 1 Lot 2, Lot 1 & lot 2-A Tract B
17720318	Melvyn Strydom	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 2013042 GLACIER VIEW SUB 2013 REPLAT LOT 6A-1	Two assessments for this lot. Two lots were combined into one lot after the preliminary assessment roll was approved.	17720316, 17720317 long legals
17420318	East End Mini Storage LLC	T 6S R 13W SEC 11 SEWARD MERIDIAN HM 2013051 RUMLEY-COLLIE SUB SEVEN TRACT BC	Two assessments for this lot. Two lots were combined into one lot after the preliminary assessment roll was approved.	17420313, 17420314 Rumley Collie Sub No 6 Tracts B and C
New Lots created				
Parcel ID	Owner	New Legal Description	Notes	Old Parcel & Legal Description
179177230	Bruce Patska	T 6S R 13W SEC 21 SEWARD MERIDIAN HM 2013032 BAY VIEW SUBD #3 2012 ADDN LOT 1-A2	One assessment for this lot. Parent parcel was split into two lots	17917227 Bayview Sub No 3 Replat of Lots 54 & 55 Lot 1-A
17917729	Bruce Patska	T 6S R 13W SEC 21 SEWARD MERIDIAN HM 2013032 BAY VIEW SUBD #3 2012 ADDN LOT 1-A1	One assessment for this lot. Parent parcel was split into two lots	17917227 Bayview Sub No 3 Replat of Lots 54 & 55 Lot 1-A
17512323	Koegh Robert Fox Plan	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2013044 HARRINGTON HEIGHTS 2013 REPLAT LOT 9-A-2	One assessment for this lot. Parent parcel was split into two lots	17512320 Harrington Heights 2009 Lot 9-A Block 3
17512322	Koegh Robert Fox Plan	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2013044 HARRINGTON HEIGHTS 2013 REPLAT LOT 9-A-1	One assessment for this lot. Parent parcel was split into two lots	17512320 Harrington Heights 2009 Lot 9-A Block 3
Parcel and Legal Description Changes; no change in the number of assessments				
Parcel ID	Owner	New Legal Description	Notes	Old Parcel & Legal Description
17712030	Point of View LLC	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 2013054 YAH SURE SUB 2013 LOT 1A	One assessment. No change in number of assessments. Change in property lines resulted in a new parcel number and legal description	17712025 Yah Sure Sub Lot 1
17712031	Coastal Ventures LLC	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 2013054 YAH SURE SUB 2013 LOT 2A	One assessment. No change in number of assessments. Change in property lines resulted in a new parcel number and legal description	17712024 Yah Sure Sub Lot 2
17719233	Dragonfly LLC	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 2013052 NILS O SVEDLUND SUB 2013 REPLAT LOT 6-A-1	One assessment. No change in number of assessments. Change in property lines resulted in a new parcel number and legal description	17719226 Nils O Svedlund Sub No 7 Lot 6-A
17719234	City of Homer	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 2013052 NILS O SVEDLUND SUB 2013 REPLAT LOT 7-A	One Assessment. No change in number of assessments. Change in property lines resulted in a new parcel number and legal description	17719209 Long legal

43 ATTEST:

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JO JOHNSON, MMC, CITY CLERK

Fiscal Note: N/A

New Exempt Lots				
Parcel ID	Owner	Legal Description	Reason for Change from Preliminary Assessment Roll Resolution 12-081	
17404013	Marvin and Paula Tretkoff	T 6S R 13W SEC 9 SEWARD MERIDIAN HM E1/2 SW1/4 NE1/4 PORTION S OF SKYLINE DR	Very steep lot with very limited development potential	
18103404LH1	City of Homer	Former Alaska Ferry Adventure Lease	Lease has expired, lease lot is no longer part of the KPB tax roll. Base lot still has an assessment due.	
Recorded Platting Actions				
Lot line vacation				
Parcel ID	Owner	New Legal Description	Notes	Old Parcel & Legal Description
	Tracey Knutsen	Lot 2D1 Bidarka Heights Unit 3 Knutson Replat	No tax ID number assignend as of 1/5/2015. This action vacated a common property line. Two assessments are due.	17501066, 17501067 Lots 2D and 2E, Bidarka Heights Unit 3 Inama Addition
	South Peninsula Behavioral Health Services	Lot 12B-1 Block 3 Lakeside Village Sub 2014 Replat	No tax ID number assignend as of 1/5/2015. This action vacated a common property line. Two assessments are due.	17730255, Lakeside Village Sub Amended Lot 15 Blk 3, 17730295 Lakeside Village Subd No 7 Lot 12B Blk 3
	William Jarrett Jr	Lot 2A Blk 6 Bayview Gardens 2014 Addn	No tax ID number assignend as of 1/5/2015. This action vacated a common property line. Two assessments are due.	17359402, 17359403 Lot 2 and 3 Blk 6 Bayview Gardens Sub Addn 1
New Lots created				
Parcel ID	Owner	New Legal Description	Notes	Old Parcel & Legal Description
18103403	City of Homer port lot	Homer Spit Amended Lot 49	KPB amended the tax ID of the lot based on lease information. Lease is now tied to lot 50. Lot 49 has a separate assessment.	
17701009	City of Homer	Barnett Sub Quiet Creek Addition 2014 Tract A2	One assessment due	17701082 Barnett Sub Quiet Creek Addn Tract A
	Compass Rose Properties LLC	Lot F-1A Tietjen Sub Compass Addn	No tax ID number assignend as of 1/5/2015. One assessment due.	17928010 Tietjen Sub Tract F-1
	Compass Rose Properties LLC	Lot F-1B Tietjen Sub Compass Addn	No tax ID number assignend as of 1/5/2015. One assessment due.	17928010 Tietjen Sub Tract F-1
	Compass Rose Properties LLC	Lot F-1C Tietjen Sub Compass Addn	No tax ID number assignend as of 1/5/2015. One assessment due.	17928010 Tietjen Sub Tract F-1
	Kurt St. Jean	Lot 1-A2 Vineyard Estates 2014 Addn	No tax ID number assignend as of 1/5/2015. One assessment due.	17702086 Vineyard Estates Replat 2005 Lot 1-A
	Kurt St. Jean	Lot 1-A1 Vineyard Estates 2014 Addn	No tax ID number assignend as of 1/5/2015. One assessment due.	17702086 Vineyard Estates Replat 2005 Lot 1-A
	Stephen Rollins	Lot 4A Forest Glen Sub Unit 2 2014 Replat	No tax ID number assignend as of 1/5/2015. One assessment due.	17527002 Forest Glen Sub Unit 2 Lot 4

	Stephen Rollins	Lot 4B Forest Glen Sub Unit 2 2014 Replat	No tax ID number assignend as of 1/5/2015. One assessment due.	17S27002 Forest Glen Sub Unit 2 Lot 4
	Stephen Rollins	Lot 4C Forest Glen Sub Unit 2 2014 Replat	No tax ID number assignend as of 1/5/2015. One assessment due.	17S27002 Forest Glen Sub Unit 2 Lot 4
Parcel and Legal Description Changes; no change in the number of assessments				
Parcel ID	Owner	New Legal Description	Notes	Old Parcel & Legal Description
17512324	Marsha Korpi	Harrington Heights 2014 Replat Lot 3A	Shifting of common lot line. No change in number of assessments	17512306 HM 0640626 Harrington Heights Sub Lot 3 Block 3
17512325	Ken Bergman	Harrington Heights 2014 Replat Lot 1-A1	Shifting of common lot line. No change in number of assessments	17512317 HM 2002066 Harrington heights Bergman Addn Lot 1-A Blk 3
17409031	Doug and Sandra Stark	Paradise Heights Sub 2013 Replat Lot 14B-1	Shifting of common lot line. No change in number of assessments	17409024 Paradise Heights Park Resub Lot 14B
17409030	Doug and Sandra Stark	Paradise Heights Sub 2013 Replat Lot 14A-1	Shifting of common lot line. No change in number of assessments.	17409023 Paradise Heights Park Resub Lot 14A
17906108	Kenai Peninsula Housing Initiatives	Mattox Sub 2014 Lot 18-A1	Shifting of common lot line. No change in number of assessments.	17906101 Mattox Sub Lot 19 excluding DOT ROW
17906109	Kenai Peninsula Housing Initiatives	Mattox Sub 2014 Lot 19-A1	Shifting of common lot line. No change in number of assessments.	17906104 Mattox Sub Birch Terrace Replat Lot 19-A

New Exempt Lots				
Parcel ID	Owner	Legal Description	Reason for Change from Preliminary Assessment Roll Resolution 12-081	
17404013	Marvin and Paula Tretkoff	T 6S R 13W SEC 9 SEWARD MERIDIAN HM E1/2 SW1/4 NE1/4 PORTION S OF SKYLINE DR	Very steep lot with very limited development potential	
18103404LH1	City of Homer	Former Alaska Ferry Adventure Lease	Lease has expired, lease lot is no longer part of the KPB tax roll. Base lot still has an assessment due.	
Recorded Platting Actions				
Lot line vacation				
Parcel ID	Owner	New Legal Description	Notes	Old Parcel & Legal Description
	Tracey Knutsen	Lot 2D1 Bidarka Heights Unit 3 Knutson Replat	No tax ID number assignend as of 1/5/2015. This action vacated a common property line. Two assessments are due.	17501066, 17501067 Lots 2D and 2E, Bidarka Hieghts Unit 3 Inama Addition
	South Peninsula Behavioral Health Services	Lot 12B-1 Block 3 Lakeside Village Sub 2014 Replat	No tax ID number assignend as of 1/5/2015. This action vacated a common property line. Two assessments are due.	17730255, Lakeside Village Sub Amended Lot 15 Blk 3, 17730295 Lakeside Village Subd No 7 Lot 12B Blk 3
	William Jarrett Jr	Lot 2A Blk 6 Bayview Gardens 2014 Addn	No tax ID number assignend as of 1/5/2015. This action vacated a common property line. Two assessments are due.	17359402, 17359403 Lot 2 and 3 Blk 6 Bayview Gardens Sub Addn 1
New Lots created				
Parcel ID	Owner	New Legal Description	Notes	Old Parcel & Legal Description
18103403	City of Homer port lot	Homer Spit Amended Lot 49	KPB amended the tax ID of the lot based on lease information. Lease is now tied to lot 50. Lot 49 has a separate assessment.	
17701009	City of Homer	Barnett Sub Quiet Creek Addition 2014 Tract A2	One assessment due	17701082 Barnett Sub Quiet Creek Addn Tract A
	Compass Rose Properties LLC	Lot F-1A Tietjen Sub Compass Addn	No tax ID number assignend as of 1/5/2015. One assessment due.	17928010 Tietjen Sub Tract F-1
	Compass Rose Properties LLC	Lot F-1B Tietjen Sub Compass Addn	No tax ID number assignend as of 1/5/2015. One assessment due.	17928010 Tietjen Sub Tract F-1
	Compass Rose Properties LLC	Lot F-1C Tietjen Sub Compass Addn	No tax ID number assignend as of 1/5/2015. One assessment due.	17928010 Tietjen Sub Tract F-1
	Kurt St. Jean	Lot 1-A2 Vineyard Estates 2014 Addn	No tax ID number assignend as of 1/5/2015. One assessment due.	17702086 Vineyard Estates Replat 2005 Lot 1-A
	Kurt St. Jean	Lot 1-A1 Vineyard Estates 2014 Addn	No tax ID number assignend as of 1/5/2015. One assessment due.	17702086 Vineyard Estates Replat 2005 Lot 1-A
	Stephen Rollins	Lot 4A Forest Glen Sub Unit 2 2014 Replat	No tax ID number assignend as of 1/5/2015. One assessment due.	17527002 Forest Glen Sub Unit 2 Lot 4

	Stephen Rollins	Lot 4B Forest Glen Sub Unit 2 2014 Replat	No tax ID number assignd as of 1/5/2015. One assessment due.	17527002 Forest Glen Sub Unit 2 Lot 4
	Stephen Rollins	Lot 4C Forest Glen Sub Unit 2 2014 Replat	No tax ID number assignd as of 1/5/2015. One assessment due.	17527002 Forest Glen Sub Unit 2 Lot 4
Parcel and Legal Description Changes; no change in the number of assessments				
Parcel ID	Owner	New Legal Description	Notes	Old Parcel & Legal Description
17512324	Marsha Korpi	Harrington Heights 2014 Replat Lot 3A	Shifting of common lot line. No change in number of assessments	17512306 HM 0640626 Harrington Heights Sub Lot 3 Block 3
17512325	Ken Bergman	Harrington Heights 2014 Replat Lot 1-A1	Shifting of common lot line. No change in number of assessments	17512317 HM 2002066 Harrington heights Bergman Addn Lot 1-A Blk 3
17409031	Doug and Sandra Stark	Paradise Heights Sub 2013 Replat Lot 14B-1	Shifting of common lot line. No change in number of assessments	17409024 Paradise Heights Park Resub Lot 14B
17409030	Doug and Sandra Stark	Paradise Heights Sub 2013 Replat Lot 14A-1	Shifting of common lot line. No change in number of assessments.	17409023 Paradise Heights Park Resub Lot 14A
17906108	Kenai Peninsula Housing Initiatives	Mattox Sub 2014 Lot 18-A1	Shifting of common lot line. No change in number of assessments.	17906101 Mattox Sub Lot 19 excluding DOT ROW
17906109	Kenai Peninsula Housing Initiatives	Mattox Sub 2014 Lot 19-A1	Shifting of common lot line. No change in number of assessments.	17906104 Mattox Sub Birch Terrace Replat Lot 19-A

**CITY OF HOMER
HOMER, ALASKA**

City Clerk

RESOLUTION 15-012

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,
AMENDING THE PRELIMINARY ASSESSMENT ROLL FOR THE
HOMER NATURAL GAS SPECIAL ASSESSMENT DISTRICT BY
EXEMPTING ONE PROPERTY AND CORRECTING ERRORS IN THE
ASSESSMENT ROLL.

WHEREAS, Council adopted Ordinance 13-02 on February 11, 2013 creating the City of
Homer Natural Gas Distribution Special Assessment District; and

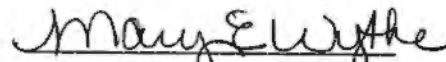
WHEREAS, Since the adoption of Ordinance 13-02, the Council has taken several
actions to delete properties from the preliminary assessment roll that it found would not be
benefited by the improvement, and to correct other errors in the preliminary assessment roll;
and

WHEREAS, The Council finds that it is necessary to amend the preliminary assessment
roll as provided herein to exempt one property that will not be benefited by the
improvement, and to correct other errors in the preliminary assessment roll.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska, hereby
amends the preliminary assessment roll for the Homer Natural Gas Special Assessment
District by exempting one property and correcting other errors in the assessment roll, as
shown on Attachment A, a copy of which is attached and incorporated herein.

PASSED AND ADOPTED by the Homer City Council on this 9th day of March, 2015.

CITY OF HOMER


MARY E. WYTHE, MAYOR

ATTEST:


JO JOHNSON, MMC, CITY CLERK

Fiscal Note: N/A

March 9, 2015 Changes to the Preliminary Assessment Roll
for the Homer Natural Gas Special Assessment District

New Exempt Lots				
Parcel ID	Owner	Legal Description	Reason for Change from Preliminary Assessment Roll Resolution 12-081	
17402412	Carol Griswold	Skyline View Sub Lot 1 Lying South of Diamond Ridge Road	Very steep lot with very limited development potential (landowner request)	
Corrections				
Parcel ID	Owner	Legal Description	Notes	Change in assessment amount/Action to be taken
17730224	Micheal and Shila Hough	Lakeside Village Sub Amended Lot 2 Blk 1	This lot is a common element in a condo development and should not be assessed, per legal council	Remove this tax ID from the assessment roll, and remove assessment.
17731025CO01	Micheal and Shila Hough	T 6S R 13W SEC 20 Seward Meridian HM 2007003 KACHE	Change in assessment amount from one full assessment per unit, to one assesment for the building, split among the three units.	Change assessment amount from \$3,237.14 to \$1,079.05
17731025CO02	Micheal and Shila Hough	T 6S R 13W SEC 20 Seward Meridian HM 2007003 KACHE	Change in assessment amount from one full assessment per unit, to one assesment for the building, split among the three units.	Change assessment amount from \$3,237.14 to \$1,079.05
17731025CO03	Ken Castner	T 6S R 13W SEC 20 Seward Meridian HM 2007003 KACHE	Change in assessment amount from one full assessment per unit, to one assesment for the building, split among the three units.	Change assessment amount from \$3,237.14 to \$1,079.05
17419204	Kenneth and Roseleen Moore	Former Puffin Acres Sub Lot 1 Block 1	Staff did not catch this error until preparing the final assessment roil.This parcel was part of a plat recorded in December 2012, which vacated common lot lines, creating one large parcel. This parcel has been eliminated and should be removed from the assessment roll.	Remove this tax ID from the assessment roll, and remove assessment.
17420317LH1	(Boatyard Burger Restaurant)		The Kenal Peninsula Borough is now assessing this as a boardwalk lease. The assessment dictrict dos not include assessments for this type of lease without real property attached to it.	Remove this tax ID from the assessment roll, and remove assessment.
18103425	City of Homer	CITY OF HOMER PORT INDUSTRIAL SUB NO 2 LOT 13B	This parcel is leased, and the lease holder pays. Right now there are two assessments for the same piece of real estate; there should only be 1 in total. (Snug Harbor Lease)	Remove this tax ID from the assessment roll, and remove assessment.
18103240	City of Homer	HOMER SPIT SUB NO 5 LOT 21	This parcel is leased, and the lease holder pays. Right now there are two assessments for the same piece of real estate; there should only be 1 in total. (SVT Lease)	Remove this tax ID from the assessment roll, and remove assessment.
17940228LH7	K Bay Vending		This lease is no longer on the tax roll. Staff did not catch this error until preparing the final assessment roll. This was a lease inside of the Homer Airport Terminal, and should not have been included in the assessment district.	Remove this tax ID from the assessment roll, and remove assessment.

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March 9, 2015 Changes to the Preliminary Assessment Roll
for the Homer Natural Gas Special Assessment District

17305408	Scott Turner	T 6S R 13W SEC 9 SEWARD MERIDIAN HM 0940013 KELLY RANCH ESTATES SUB LOT 8 BLK 1	This lot does not have access to gas. It does not have road access and is north of Bridge Creek.	Remove this tax ID from the assessment roll, and remove assessment.
17305409	William Williams	T 6S R 13W SEC 9 SEWARD MERIDIAN HM 0940013 KELLY RANCH ESTATES SUB LOT 9 BLK 1	This lot does not have access to gas. It does not have road access and is north of Bridge Creek.	Remove this tax ID from the assessment roll, and remove assessment.

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Parcel_ID	OWNER	ATTENTION	ADDRESS	CITY	STATE	ZIPCODE	COUNTRY	Assessed_Value	Count	Assessment	Corrected Legal Description
17516033CO01	RANDLE NORMAN L		166 W BUNNELL AVE APT 1	HOMER	AK	99603		\$93,300.00	1	\$3,237.14	T 6S R 13W SEC 19 Seward Meridian HM 0810021 BAY WATCH CONDOMINIUMS UNIT 101
17516033CO02	JOHNSON CHARLES C		PO BOX 293	HOMER	AK	99603		\$82,400.00	1	\$3,237.14	T 6S R 13W SEC 19 Seward Meridian HM 0810021 BAY WATCH CONDOMINIUMS UNIT 102
17516033CO03	SPRAGUE FAMILY TRUST		1525 CHELTEN WAY	SOUTH PASADENA	CA	91030		\$82,400.00	1	\$3,237.14	T 6S R 13W SEC 19 Seward Meridian HM 0810021 BAY WATCH CONDOMINIUMS UNIT 103
17516033CO04	RYCKMAN ARLINE		1325 BELUGA CT	HOMER	AK	99603		\$82,400.00	1	\$3,237.14	T 6S R 13W SEC 19 Seward Meridian HM 0810021 BAY WATCH CONDOMINIUMS UNIT 104
17516033CO05	JONES JAMES T & DUKE DAVID L		166 W BUNNELL AVE APT 9	HOMER	AK	99603		\$82,400.00	1	\$3,237.14	T 6S R 13W SEC 19 Seward Meridian HM 0810021 BAY WATCH CONDOMINIUMS UNIT 105
17516033CO06	MORETH PATRICIA S		PO BOX 305	HOMER	AK	99603		\$82,400.00	1	\$3,237.14	T 6S R 13W SEC 19 Seward Meridian HM 0810021 BAY WATCH CONDOMINIUMS UNIT 106
17516033CO07	SPELL BENJAMIN DAVID		166 W BUNNELL AVE APT 2	HOMER	AK	99603		\$92,700.00	1	\$3,237.14	T 6S R 13W SEC 19 Seward Meridian HM 0810021 BAY WATCH CONDOMINIUMS UNIT 201
17516033CO08	BILBO RACHEL M DECLARATION OF TRUST		166 W BUNNELL AVE APT 4	HOMER	AK	99603		\$83,300.00	1	\$3,237.14	T 6S R 13W SEC 19 Seward Meridian HM 0810021 BAY WATCH CONDOMINIUMS UNIT 202
17516033CO09	GUTIERREZ R SCOTT		166 W BUNNELL AVE	HOMER	AK	99603		\$83,300.00	1	\$3,237.14	T 6S R 13W SEC 19 Seward Meridian HM 0810021 BAY WATCH CONDOMINIUMS UNIT 203
17516033CO10	BARTILSON JAMES		166 W BUNNELL AVE # 204	HOMER	AK	99603		\$83,300.00	1	\$3,237.14	T 6S R 13W SEC 19 Seward Meridian HM 0810021 BAY WATCH CONDOMINIUMS UNIT 204
17516033CO11	SWEENEY ADRIENNE W		135 W BUNNELL AVE	HOMER	AK	99603		\$83,300.00	1	\$3,237.14	T 6S R 13W SEC 19 Seward Meridian HM 0810021 BAY WATCH CONDOMINIUMS UNIT 205
17516033CO11	SWEENEY ALEXANDER J Jr		135 W BUNNELL AVE	HOMER	AK	99603		\$83,300.00	1	\$3,237.14	T 6S R 13W SEC 19 Seward Meridian HM 0810021 BAY WATCH CONDOMINIUMS UNIT 205
17516033CO12	SULLIVAN FAMILY TRUST		70 CEDAR AVE APT 1	COCOA BEACH	FL	32931		\$83,300.00	1	\$3,237.14	T 6S R 13W SEC 19 Seward Meridian HM 0810021 BAY WATCH CONDOMINIUMS UNIT 206
17516052CO01	INLET TRADING POST LLC		106 W BUNNELL AVE STE A	HOMER	AK	99603		\$253,400.00	1	\$3,237.14	T 6S R 13W SEC 19 Seward Meridian HM 2011002 INLET TRADING POST CONDOMINIUMS UNIT 1
17516052CO02	SAVORY LOVE LLC		PO BOX 2311	HOMER	AK	99603		\$55,600.00	1	\$3,237.14	T 6S R 13W SEC 19 Seward Meridian HM 2011002 INLET TRADING POST CONDOMINIUMS UNIT 2
17516056CO01	MARQUARDT KAREN A		3430 MAIN ST APT E	HOMER	AK	99603		\$124,700.00	1	\$3,237.14	T 6S R 13W SEC 19 Seward Meridian HM 2008081 CHAMBERLAIN & WATSON OLD TOWN CO TTAGES ADD AMD UNIT 1

Parcel_ID	OWNER	ATTENTION	ADDRESS	CITY	STATE	ZIPCODE	COUNTRY	Assessed_Value	Count	Assessment	Corrected Legal Description
17516056CO02	MEARES INVESTMENT COMPANY LIMITED PARTNERSHIP		PO BOX 9	ESTER	AK	99725		\$172,800.00	1	\$3,237.14	T 6S R 13W SEC 19 Seward Meridian HM 2008081 CHAMBERLAIN & WATSON OLD TOWN CO TTAGES ADD AMD UNIT 2
17516056CO03	SWEENEY ADRIENNE W		135 W BUNNELL AVE	HOMER	AK	99603		\$172,700.00	1	\$3,237.14	T 6S R 13W SEC 19 Seward Meridian HM 2008081 CHAMBERLAIN & WATSON OLD TOWN CO TTAGES ADD AMD UNIT 3
17516056CO03	SWEENEY ALEXANDER J Jr		135 W BUNNELL AVE	HOMER	AK	99603		\$172,700.00	1	\$3,237.14	T 6S R 13W SEC 19 Seward Meridian HM 2008081 CHAMBERLAIN & WATSON OLD TOWN CO TTAGES ADD AMD UNIT 3
17516056CO04	CLAPP JAIME LYNN		PO BOX 4034	HOMER	AK	99603		\$168,500.00	1	\$3,237.14	T 6S R 13W SEC 19 Seward Meridian HM 2008081 CHAMBERLAIN & WATSON OLD TOWN CO TTAGES ADD AMD UNIT 4
17516056CO04	CLAPP KELLY		PO BOX 4034	HOMER	AK	99603		\$168,500.00	1	\$3,237.14	T 6S R 13W SEC 19 Seward Meridian HM 2008081 CHAMBERLAIN & WATSON OLD TOWN CO TTAGES ADD AMD UNIT 4
17516056CO05	STEPHENS MARJORIE G		3459 MAIN ST APT 5	HOMER	AK	99603		\$140,700.00	1	\$3,237.14	T 6S R 13W SEC 19 Seward Meridian HM 2008081 CHAMBERLAIN & WATSON OLD TOWN CO TTAGES ADD AMD UNIT 5
17516056CO06	MARQUARDT KURT D		2205 LINCOLN AVE	ANCHORAG E	AK	99517		\$107,100.00	1	\$3,237.14	T 6S R 13W SEC 19 Seward Meridian HM 2008081 CHAMBERLAIN & WATSON OLD TOWN CO TTAGES ADD AMD UNIT 6
17516056CO07	BOLING MICHAEL TODD		203 W PIONEER AVE STE 2	HOMER	AK	99603		\$174,300.00	1	\$3,237.14	T 6S R 13W SEC 19 Seward Meridian HM 2008081 CHAMBERLAIN & WATSON OLD TOWN CO TTAGES ADD AMD UNIT 7
17516056CO07	BOLING BETH		203 W PIONEER AVE STE 2	HOMER	AK	99603		\$174,300.00	1	\$3,237.14	T 6S R 13W SEC 19 Seward Meridian HM 2008081 CHAMBERLAIN & WATSON OLD TOWN CO TTAGES ADD AMD UNIT 7
17516056CO08	MILLER GARY		5201 E NORTHERN LIGHTS BLVD UNIT 4N	ANCHORAG E	AK	99508		\$143,400.00	1	\$3,237.14	T 6S R 13W SEC 19 Seward Meridian HM 2008081 CHAMBERLAIN & WATSON OLD TOWN CO TTAGES ADD AMD UNIT 8
17516056CO08	MILLER SUSAN		5201 E NORTHERN LIGHTS BLVD UNIT 4N	ANCHORAG E	AK	99508		\$143,400.00	1	\$3,237.14	T 6S R 13W SEC 19 Seward Meridian HM 2008081 CHAMBERLAIN & WATSON OLD TOWN CO TTAGES ADD AMD UNIT 8
17701082CO01	NELSON TRUST THE	C/O STEPHEN E & JANICE L NELSON TRUSTEES	PO BOX 992	PASO ROBLES	CA	93447		\$446,200.00	1	\$3,237.14	T 6S R 13W SEC 17 Seward Meridian HM 2005045 QUIET CREEK COMMUNITY PHASE 1 UN IT 702
17701082CO02	LOCKWOOD HARLOW TRUST		602 PALLAOIUM DR E	JOLIET	IL	60435		\$428,600.00	1	\$3,237.14	T 6S R 13W SEC 17 Seward Meridian HM 2005045 QUIET CREEK COMMUNITY PHASE 1 UN IT 704

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Parcel_ID	OWNER	ATTENTION	ADDRESS	CITY	STATE	ZIPCODE	COUNTRY	Assessed_Value	Count	Assessment	Corrected Legal Description
17701082CO03	GRIFFITH MARY ANN		706 QUIET CREEK DR # 706	HOMER	AK	99603		\$434,700.00	1	\$3,237.14	T 6S R 13W SEC 17 Seward Meridian HM 2005045 QUIET CREEK COMMUNITY PHASE 1 UN IT 706
17701082CO04	FRANK WILLIAM E & GAIL S		PO BOX 1749	ROCKPORT	TX	78381		\$432,800.00	1	\$3,237.14	T 6S R 13W SEC 17 Seward Meridian HM 2005045 QUIET CREEK COMMUNITY PHASE 1 UN IT 708
17701082CO05	FORRESTER FAMILY TRUST		PO BOX 371	HOMER	AK	99603		\$440,000.00	1	\$3,237.14	T 6S R 13W SEC 17 Seward Meridian HM 2005045 QUIET CREEK COMMUNITY PHASE 1 UN IT 710
17701082CO06	AMMERMAN ROBERT L		924 QUIET CREEK DR	HOMER	AK	99603		\$465,900.00	1	\$3,237.14	T 6S R 13W SEC 17 Seward Meridian HM 2006075 QUIET CREEK COMMUNITY LLC PHASE 2 UNIT 924
17701082CO06	AMMERMAN GAIL M		924 QUIET CREEK DR	HOMER	AK	99603		\$465,900.00	1	\$3,237.14	T 6S R 13W SEC 17 Seward Meridian HM 2006075 QUIET CREEK COMMUNITY LLC PHASE 2 UNIT 924
17701082CO07	NIKORA LEO & BEVERLEY TRUST		119 MISSION HILLS DR	RANCHO MIRAGE	CA	92270		\$466,100.00	1	\$3,237.14	T 6S R 13W SEC 17 Seward Meridian HM 2006075 QUIET CREEK COMMUNITY LLC PHASE 2 UNIT 926
17701082CO08	FEDERAL NATIONAL MORTG		PO BOX 650043	DALLAS	TX	75265-0043		\$470,300.00	1	\$3,237.14	T 6S R 13W SEC 17 Seward Meridian HM 2006075 QUIET CREEK COMMUNITY LLC PHASE 2 UNIT 928
17701082CO09	NEAL FAMILY LIMITED PARTNERSHIP		5800 LAKEWOOD RANCH BLVD N	LAKEWOOD RANCH	FL	34240		\$452,000.00	1	\$3,237.14	T 6S R 13W SEC 17 Seward Meridian HM 2006075 QUIET CREEK COMMUNITY LLC PHASE 2 UNIT 930
17701082CO10	DAVIDHIZAR FAMILY TRUST		511 KNOLL CIR	SOLDOTNA	AK	99669		\$469,600.00	1	\$3,237.14	T 6S R 13W SEC 17 Seward Meridian HM 2006075 QUIET CREEK COMMUNITY LLC PHASE 2 UNIT 932
17701082CO11	FULLER DAVID L		PO BOX 837	GOODLAND	FL	34140		\$474,300.00	1	\$3,237.14	T 6S R 13W SEC 17 Seward Meridian HM 2007088 QUIET CREEK COMMUNITY LLC PHASE 3 UNIT 812
17701082CO11	FULLER JOAN A		PO BOX 837	GOODLAND	FL	34140		\$474,300.00	1	\$3,237.14	T 6S R 13W SEC 17 Seward Meridian HM 2007088 QUIET CREEK COMMUNITY LLC PHASE 3 UNIT 812
17701082CO12	ALASKA USA FEDERAL CREDIT UNION		4000 CREDIT UNION DR	ANCHORAG E	AK	99503		\$476,100.00	1	\$3,237.14	T 6S R 13W SEC 17 Seward Meridian HM 2007088 QUIET CREEK COMMUNITY LLC PHASE 3 UNIT 814
17701082CO13	BEERY TRUST		PO BOX 195	EXETER	CA	93221		\$473,800.00	1	\$3,237.14	T 6S R 13W SEC 17 Seward Meridian HM 2009011 QUIET CREEK COMMUNITY LLC PHASE 4 AMENDED UNIT 816
17701082CO14	ALASKA USA FEDERAL CREDIT UNION		4000 CREDIT UNION DR	ANCHORAG E	AK	99503		\$454,700.00	1	\$3,237.14	T 6S R 13W SEC 17 Seward Meridian HM 2009011 QUIET CREEK COMMUNITY LLC PHASE 4 AMENDED UNIT 818
17701082CO15	ALASKA USA FEDERAL CREDIT UNION		4000 CREDIT UNION DR	ANCHORAG E	AK	99503		\$469,200.00	1	\$3,237.14	T 6S R 13W SEC 17 Seward Meridian HM 2009011 QUIET CREEK COMMUNITY LLC PHASE 4 AMENDED UNIT 820
17716108CO01	ZATZ DANIEL		3430 MAIN ST STE C	HOMER	AK	99603		\$126,200.00	1	\$3,237.14	T 6S R 13W SEC 20 Seward Meridian HM 2002010 OLD TOWN PROFESSIONAL CENTER UNI T 1
17716108CO02	NORTH GULF OCEANIC SOCIETY		3430 MAIN ST STE B1	HOMER	AK	99603		\$126,000.00	1	\$3,237.14	T 6S R 13W SEC 20 Seward Meridian HM 2002010 OLD TOWN PROFESSIONAL CENTER UNI T 2

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Parcel ID	OWNER	ATTENTION	ADDRESS	CITY	STATE	ZIPCODE	COUNTRY	Assessed Value	Count	Assessment	Corrected Legal Description
17716108CO03	SEA GLO LLC		212 LEE DR	HOMER	AK	99603		\$155,300.00	1	\$3,237.14	T 6S R 13W SEC 20 Seward Meridian HM 2002010 OLD TOWN PROFESSIONAL CENTER UNIT 3
17716108CO04	POSO ANNE M MARQUARDT ORMAN & MARY ANN REVOCABLE TRUST		PO BOX 1133	HOMER	AK	99603		\$151,500.00	1	\$3,237.14	T 6S R 13W SEC 20 Seward Meridian HM 2002010 OLD TOWN PROFESSIONAL CENTER UNIT 4
17716108CO05			27712 N DESIERTO DR	RIO VERDE	AZ	85263		\$170,400.00	1	\$3,237.14	T 6S R 13W SEC 20 Seward Meridian HM 2002010 OLD TOWN PROFESSIONAL CENTER UNIT 5
17727051CO01	WATSON JENNIFER		360 E INTERNATIONAL AIRPORT RD APT 1	ANCHORAG E	AK	99518		\$254,100.00	1	\$3,237.14	T 6S R 13W SEC 17 Seward SW HM 2006047 MOUNTAIN VIEW CONDOMINIUMS WEST PHASE 2 UNIT 1
17727051CO01	WATSON BRIAN		360 E INTERNATIONAL AIRPORT RD APT 1	ANCHORAG E	AK	99518		\$254,100.00	1	\$3,237.14	T 6S R 13W SEC 17 Seward SW HM 2006047 MOUNTAIN VIEW CONDOMINIUMS WEST PHASE 2 UNIT 1
17727051CO02	WALDVOGEL ETHAN R		159 MOUNTAIN VIEW DR UNIT B	HOMER	AK	99603		\$254,300.00	1	\$3,237.14	T 6S R 13W SEC 17 Seward SW HM 2006047 MOUNTAIN VIEW CONDOMINIUMS WEST PHASE 2 UNIT 2
17727052CO01	LAFOND PAUL P REVOCABLE TRUST #2		171A MOUNTAIN VIEW DR	HOMER	AK	99603		\$254,000.00	1	\$3,237.14	T 6S R 13W SEC 17 Seward Meridian HM 2005024 MOUNTAIN VIEW CONDOMINIUMS WEST PHASE 1 UNIT 1
17727052CO02	ANDERSON CYNTHIA LYNN		171 MOUNTAIN VIEW DR # B	HOMER	AK	99603		\$257,600.00	1	\$3,237.14	T 6S R 13W SEC 17 Seward Meridian HM 2005024 MOUNTAIN VIEW CONDOMINIUMS WEST PHASE 1 UNIT 2
17727052CO02	ANDERSON DAVID NELS		171 MOUNTAIN VIEW DR # B	HOMER	AK	99603		\$257,600.00	1	\$3,237.14	T 6S R 13W SEC 17 Seward Meridian HM 2005024 MOUNTAIN VIEW CONDOMINIUMS WEST PHASE 1 UNIT 2
17727066CO01	WILD REGULA		4611 JUNEAU ST APT 21	ANCHORAG E	AK	99503		\$147,300.00	1	\$3,237.14	T 6S R 13W SEC 17 Seward Meridian HM 2007036 HIGH TIDE CONDOMINIUMS UNIT 1
17727066CO02	KONDAK DOUGLAS J & MARGARIDA V		PO BOX 113	HOMER	AK	99603		\$147,300.00	1	\$3,237.14	T 6S R 13W SEC 17 Seward Meridian HM 2007036 HIGH TIDE CONDOMINIUMS UNIT 2
17727066CO03	LAVRAKAS JAMES EDWARD		PO BOX 1459	HOMER	AK	99603		\$166,700.00	1	\$3,237.14	T 6S R 13W SEC 17 Seward Meridian HM 2007036 HIGH TIDE CONDOMINIUMS UNIT 3
17727066CO03	LAVRAKAS RUTH ANN		PO BOX 1459	HOMER	AK	99603		\$166,700.00	1	\$3,237.14	T 6S R 13W SEC 17 Seward Meridian HM 2007036 HIGH TIDE CONDOMINIUMS UNIT 3
17727066CO04	KONDAK DOUGLAS J & MARGARIDA V		PO BOX 113	HOMER	AK	99603		\$166,700.00	1	\$3,237.14	T 6S R 13W SEC 17 Seward Meridian HM 2007036 HIGH TIDE CONDOMINIUMS UNIT 4
17730124CO01	PIETSCH JOEL		PO BOX 392	HOMER	AK	99603		\$147,400.00	1	\$3,237.14	T 6S R 13W SEC 20 Seward Meridian HM 0790140 BELUGA PROFESSIONAL CENTER CONDO MINIUMS UNIT 1
17730124CO01	PIETSCH TIA		PO BOX 392	HOMER	AK	99603		\$147,400.00	1	\$3,237.14	T 6S R 13W SEC 20 Seward Meridian HM 0790140 BELUGA PROFESSIONAL CENTER CONDO MINIUMS UNIT 1
17730124CO02	PIETSCH JOEL DAVID & TIA SYLANCE		PO BOX 392	HOMER	AK	99603		\$144,300.00	1	\$3,237.14	T 6S R 13W SEC 20 Seward Meridian HM 0790140 BELUGA PROFESSIONAL CENTER CONDO MINIUMS UNIT 2

Parcel_ID	OWNER	ATTENTION	ADDRESS	CITY	STATE	ZIPCODE	COUNTRY	Assessed_Value	Count	Assessment	Corrected Legal Description
17730124CO03	ANVIL CREEK INVESTMENT COMPANY LLC		PO BOX 2882	KENAI	AK	99611		\$161,200.00	1	\$3,237.14	T 6S R 13W SEC 20 Seward Meridian HM 0790140 BELUGA PROFESSIONAL CENTER CONDO MINIUMS UNIT 3
17730124CO04	SPROUT FAMILY SERVICES INC		3691 BEN WALTERS LN STE 4	HOMER	AK	99603		\$132,200.00	1	\$3,237.14	T 6S R 13W SEC 20 Seward Meridian HM 0790140 BELUGA PROFESSIONAL CENTER CONDO MINIUMS UNIT 4
17902090CO1	GARDENER BROOK		1876 TRITON CT UNIT B	HOMER	AK	99603		\$134,400.00	1	\$3,237.14	T 6S R 13W SEC 16 Seward Meridian HM 2007095 TRITON COURT CONDOMINIUMS UNIT 1
17902090CO1	GARDENER DANIEL M Jr		1876 TRITON CT UNIT B	HOMER	AK	99603		\$134,400.00	1	\$3,237.14	T 6S R 13W SEC 16 Seward Meridian HM 2007095 TRITON COURT CONDOMINIUMS UNIT 1
17902090CO2	TYLER CHRISTY R		PO BOX 3668	HOMER	AK	99603		\$138,100.00	1	\$3,237.14	T 6S R 13W SEC 16 Seward Meridian HM 2007095 TRITON COURT CONDOMINIUMS UNIT 2
17902090CO2	TYLER JEFFREY J		PO BOX 3668	HOMER	AK	99603		\$138,100.00	1	\$3,237.14	T 6S R 13W SEC 16 Seward Meridian HM 2007095 TRITON COURT CONDOMINIUMS UNIT 2
17915047CO1	IRELAND COLETTE P		PO BOX 3464	HOMER	AK	99603		\$194,300.00	1	\$3,237.14	T 6S R 13W SEC 22 Seward Meridian HM 2008015 KACHEMAK BAY CONDOMINIUMS UNIT 13A-1
17915047CO2	IRELAND COLETTE P		PO BOX 3464	HOMER	AK	99603		\$200,200.00	1	\$3,237.14	T 6S R 13W SEC 22 Seward Meridian HM 2008015 KACHEMAK BAY CONDOMINIUMS UNIT 13A-2
17918113CO01	ARNOLD PATRICIA ANN		3479 LANDINGS ST APT 1	HOMER	AK	99603		\$85,600.00	1	\$3,237.14	T 6S R 13W SEC 21 Seward Meridian HM 0800088 THE LANDINGS CONDOMINIUMS UNIT 01
17918113CO02	MERESHON CHRISTY L BUZUNIS GARY R & LOUELLA FAMILY 2002 TRUST		PO BOX 1677	HOMER	AK	99603		\$91,500.00	1	\$3,237.14	T 6S R 13W SEC 21 Seward Meridian HM 0800088 THE LANDINGS CONDOMINIUMS UNIT 02
17918113CO03			PO BOX 39376	NINILCHIK ANCHORAG	AK	99639		\$24,000.00	1	\$3,237.14	T 6S R 13W SEC 21 Seward Meridian HM 0800088 THE LANDINGS CONDOMINIUMS UNIT 03
17918113CO04	MANUEL MARY H		6721 CROOKED TREE DR E		AK	99507		\$23,200.00	1	\$3,237.14	T 6S R 13W SEC 21 Seward Meridian HM 0800088 THE LANDINGS CONDOMINIUMS UNIT 04
17918113CO05	MARTIN BRITTNEY R		PO BOX 604	HOMER	AK	99603		\$45,700.00	1	\$3,237.14	T 6S R 13W SEC 21 Seward Meridian HM 0800088 THE LANDINGS CONDOMINIUMS UNIT 05
17918113CO05	MARTIN JEROMY S BUZUNIS GARY R & LOUELLA FAMILY 2002 TRUST		PO BOX 604	HOMER	AK	99603		\$45,700.00	1	\$3,237.14	T 6S R 13W SEC 21 Seward Meridian HM 0800088 THE LANDINGS CONDOMINIUMS UNIT 05
17918113CO06			PO BOX 39376	NINILCHIK	AK	99639		\$77,400.00	1	\$3,237.14	T 6S R 13W SEC 21 Seward Meridian HM 0800088 THE LANDINGS CONDOMINIUMS UNIT 06
17918113CO07	MARITIME HELICOPTERS INC		3520 FAA RD	HOMER	AK	99603		\$85,700.00	1	\$3,237.14	T 6S R 13W SEC 21 Seward Meridian HM 0800088 THE LANDINGS CONDOMINIUMS UNIT 07
17918113CO08	MDIC LLC		PO BOX 615	HOMER	AK	99603		\$91,300.00	1	\$3,237.14	T 6S R 13W SEC 21 Seward Meridian HM 0800088 THE LANDINGS CONDOMINIUMS UNIT 08
17918113CO09	WALTON INDY		38725 GAVIN CIR	SOLDOTNA	AK	99669		\$87,100.00	1	\$3,237.14	T 6S R 13W SEC 21 Seward Meridian HM 0800088 THE LANDINGS CONDOMINIUMS UNIT 21
17918113CO09	WALTON STEPHANIE		38725 GAVIN CIR	SOLDOTNA MANDEVILL	AK	99669		\$87,100.00	1	\$3,237.14	T 6S R 13W SEC 21 Seward Meridian HM 0800088 THE LANDINGS CONDOMINIUMS UNIT 21
17918113CO10	CLARK LIEU THI VO		226 DELTA DR	E MANDEVILL	LA	70448		\$90,800.00	1	\$3,237.14	T 6S R 13W SEC 21 Seward Meridian HM 0800088 THE LANDINGS CONDOMINIUMS UNIT 22
17918113CO10	CLARK TRAVIS P		226 DELTA DR	E MANDEVILL	LA	70448		\$90,800.00	1	\$3,237.14	T 6S R 13W SEC 21 Seward Meridian HM 0800088 THE LANDINGS CONDOMINIUMS UNIT 22

Parcel_ID	OWNER	ATTENTION	ADDRESS	CITY	STATE	ZIPCODE	COUNTRY	Assessed_Value	Count	Assessment	Corrected Legal Description
17918113CO11	BUZUNIS GARY R & LOUELLA FAMILY 2002 TRUST		PO BOX 39376	NINILCHIK	AK	99639		\$22,400.00	1	\$3,237.14	T 6S R 13W SEC 21 Seward Meridian HM 0800088 THE LANDINGS CONDOMINIUMS UNIT 23
17918113CO12	DEVANEY MICHAEL L		484 KLONOIKE AVE	HOMER	AK	99603		\$21,900.00	1	\$3,237.14	T 6S R 13W SEC 21 Seward Meridian HM 0800088 THE LANDINGS CONDOMINIUMS UNIT 24
17918113CO12	DEVANEY KAREN S		484 KLONDIKE AVE	HOMER	AK	99603		\$21,900.00	1	\$3,237.14	T 6S R 13W SEC 21 Seward Meridian HM 0800088 THE LANDINGS CONDOMINIUMS UNIT 24
17918113CO13	SCHIPPER LUKE M		1588 DRAKE RD	LANSING	IA	52151		\$47,200.00	1	\$3,237.14	T 6S R 13W SEC 21 Seward Meridian HM 0800088 THE LANDINGS CONDOMINIUMS UNIT 25
17918113CO14	ALASKA SNOW TRUST		PO BOX 4103	HOMER	AK	99603		\$87,200.00	1	\$3,237.14	T 6S R 13W SEC 21 Seward Meridian HM 0800088 THE LANDINGS CONDOMINIUMS UNIT 26
17918113CO15	KLABEN PAUL E		325 DOLCHOK LN	KENAI	AK	99611		\$85,100.00	1	\$3,237.14	T 6S R 13W SEC 21 Seward Meridian HM 0800088 THE LANDINGS CONDOMINIUMS UNIT 27
17918113CO15	KLABEN SUZANNE		325 DOLCHOK LN	KENAI	AK	99611		\$85,100.00	1	\$3,237.14	T 6S R 13W SEC 21 Seward Meridian HM 0800088 THE LANDINGS CONDOMINIUMS UNIT 27
17918113CO16	SMITH B RUSSELL		14201 SE PETROVITSKY RD STE A3	RENTON	WA	98058		\$92,700.00	1	\$3,237.14	T 6S R 13W SEC 21 Seward Meridian HM 0800088 THE LANDINGS CONDOMINIUMS UNIT 28
17918113CO17	MERESHON JOSHUA K & MESILLE C		PO BOX 2637	HOMER	AK	99603		\$102,700.00	1	\$3,237.14	T 6S R 13W SEC 21 Seward Meridian HM 0800088 THE LANDINGS CONDOMINIUMS UNIT 30
17920218CO01	NIEMAN NANCY		PO BOX 2214	HOMER	AK	99603		\$103,100.00	1	\$3,237.14	T 6S R 13W SEC 21 Seward Meridian HM 2007020 BAY AVENUE CONDOMINIUMS UNIT 1
17920218CO02	NIEMAN RONALD JACK		PO BOX 1845	HOMER	AK	99603		\$102,300.00	1	\$3,237.14	T 6S R 13W SEC 21 Seward Meridian HM 2007020 BAY AVENUE CONDOMINIUMS UNIT 2
17921006CO01	OATES ROBERT		PO BOX 520	HOMER	AK	99603		\$135,900.00	1	\$3,237.14	T 6S R 13W SEC 21 Seward Meridian HM 0850131 INTERLUDE CONDOMINIUM PHASE 1 UN IT A1
17921006CO02	NIEMAN RONALD JACK		PO BOX 1845	HOMER	AK	99603		\$155,500.00	1	\$3,237.14	T 6S R 13W SEC 21 Seward Meridian HM 0850131 INTERLUDE CONDOMINIUM PHASE 1 UN IT A2
17921006CO03	WICK DONALD D & DIANE F HARDING MARY ANN		1363 BAY AVE APT 3	HOMER	AK	99603		\$155,500.00	1	\$3,237.14	T 6S R 13W SEC 21 Seward Meridian HM 0850131 INTERLUDE CONDOMINIUM PHASE 1 UN IT A3
17921006CO04	LIVING TRUST		PO BOX 69	HOMER	AK	99603		\$135,900.00	1	\$3,237.14	T 6S R 13W SEC 21 Seward Meridian HM 0850131 INTERLUDE CONDOMINIUM PHASE 1 UN IT A4
17921006CO05	SHOLTON RITA N		1665 BOB ATWOOD CIR	ANCHORAG E	AK	99517		\$138,000.00	1	\$3,237.14	T 6S R 13W SEC 21 Seward Meridian HM 0850131 INTERLUDE CONDOMINIUM PHASE 1 UN IT A5
17921006CO06	SPRINGER AMY A		PO BOX 855	HOMER	AK	99603		\$138,000.00	1	\$3,237.14	T 6S R 13W SEC 21 Seward Meridian HM 0850131 INTERLUDE CONDOMINIUM PHASE 1 UN IT A6
17930037CO01	BROWNING RYAN E		PO BOX 2765	HOMER	AK	99603		\$185,300.00	1	\$3,237.14	T 6S R 13W SEC 15 Seward Meridian HM 2007054 CLOVER CONDOMINIUMS UNIT 1
17930037CO02	HODGDON MARLENA R		PO BOX 3626	HOMER	AK	99603		\$186,000.00	1	\$3,237.14	T 6S R 13W SEC 15 Seward Meridian HM 2007054 CLOVER CONDOMINIUMS UNIT 2
18103449CO01	MICKS JOHN E & KLIMOW SUSAN S		1441 GWENN DR	ANCHORAG E	AK	99515		\$435,600.00	1	\$3,237.14	T 7S R 13W SEC 1 Seward Meridian HM 2001017 LANDS END LODGES CONDOMINIUMS UN IT 1
18103449CO02	COGNICOM PROPERTIES LLC		3135 KACHEMAK DR	HOMER	AK	99603		\$388,000.00	1	\$3,237.14	T 7S R 13W SEC 1 Seward Meridian HM 2001017 LANDS END LODGES CONDOMINIUMS UN IT 2
18103449CO03	DE MIKI DINA CHUNG TRUST		6930 TULIPAN CT	CORAL GABLES	FL	33143		\$435,600.00	1	\$3,237.14	T 7S R 13W SEC 1 Seward Meridian HM 2001017 LANDS END LODGES CONDOMINIUMS UN IT 3

Parcel_ID	OWNER	ATTENTION	ADDRESS	CITY	STATE	ZIPCODE	COUNTRY	Assessed_Value	Count	Assessment	Corrected Legal Description
18103449CO03	MIKI ROBERTO ALEJANDRO TRUST		6930 TULIPAN CT	CORAL GABLES	FL	33143		\$435,600.00	1	\$3,237.14	T 7S R 13W SEC 1 Seward Meridian HM 2001017 LANDS END LODGES CONDOMINIUMS UN IT 3
18103449CO04	THE GORDONS LLC		1068 W FIREWEED LN STE A	ANCHORAG E	AK	99503		\$370,100.00	1	\$3,237.14	T 7S R 13W SEC 1 Seward Meridian HM 2003007 LANDS END LODGES CONDOMINIUMS PHA SE 2 UNIT 4
18103449CO05	KACHEMAK BAY RETREAT LLC		1430 K ST	ANCHORAG E	AK	99501		\$583,100.00	1	\$3,237.14	T 7S R 13W SEC 1 Seward Meridian HM 2003007 LANDS END LODGES CONDOMINIUMS PHA SE 2 UNIT 5
18103449CO06	HALL JARED A & HANNA VIRGENE		4747 POTTER CREST CIR	ANCHORAG E	AK	99516		\$458,200.00	1	\$3,237.14	T 7S R 13W SEC 1 Seward Meridian HM 2003007 LANDS END LODGES CONDOMINIUMS PHA SE 2 UNIT 6
18103449CO07	MINK PHILIP & ANNA LIVING TRUST		18310 POTTER BLUFF CIR	ANCHORAG E	AK	99516		\$373,100.00	1	\$3,237.14	T 7S R 13W SEC 1 Seward Meridian HM 2005009 LANDS END LODGES CONDOMINIUMS PHA SE 3 UNIT 7
18103449CO08	COX GERALD F & LEMERE CYNTHIA A		48 AVON CIR	NEEDHAM	MA	02494		\$588,400.00	1	\$3,237.14	T 7S R 13W SEC 1 Seward Meridian HM 2005009 LANDS END LODGES CONDOMINIUMS PHA SE 3 UNIT 8
18103449CO09	DESANNOY MICHAEL WILLIAM		BOX 547	NESTOR FALLS	ON	POX1K	CANADA	\$458,200.00	1	\$3,237.14	T 7S R 13W SEC 1 Seward Meridian HM 2005009 LANDS END LODGES CONDOMINIUMS PHA SE 3 UNIT 9
18103449CO10	LE NHU-Y T		PO BOX 1283	BARROW	AK	99723		\$380,900.00	1	\$3,237.14	T 7S R 13W SEC 1 Seward Meridian HM 2006002 LANDS END LODGES CONDOMINIUMS PHA SE 4 UNIT 10
18103449CO11	KOCH CINDY C		1100 SW 27TH ST	RENTON	WA	98057		\$583,200.00	1	\$3,237.14	T 7S R 13W SEC 1 Seward Meridian HM 2006002 LANDS END LODGES CONDOMINIUMS PHA SE 4 UNIT 11
18103449CO11	KOCH HANS G		1100 SW 27TH ST	RENTON	WA	98057		\$583,200.00	1	\$3,237.14	T 7S R 13W SEC 1 Seward Meridian HM 2006002 LANDS END LODGES CONDOMINIUMS PHA SE 4 UNIT 11
18103449CO12	LE HIEU T		PO BOX 91059	ANCHORAG E	AK	99509		\$454,300.00	1	\$3,237.14	T 7S R 13W SEC 1 Seward Meridian HM 2006002 LANDS END LODGES CONDOMINIUMS PHA SE 4 UNIT 12
18103449CO13	THURSTON JAMES & JANET JOINT REVOCABLE TRUST		PO BOX 6469	HALIBUT COVE	AK	99603		\$411,100.00	1	\$3,237.14	T 7S R 13W SEC 1 Seward Meridian HM 2006012 LANDS END LODGES CONDOMINIUMS PHA SE 5 UNIT 13
18103449CO14	CSV ALASKA LLC		400 MACHELLE DR	CARY	IL	60013		\$521,200.00	1	\$3,237.14	T 7S R 13W SEC 1 Seward Meridian HM 2006012 LANDS END LODGES CONDOMINIUMS PHA SE 5 UNIT 14
18103449CO15	THE GORDONS LLC		1068 W FIREWEED LN STE A	ANCHORAG E	AK	99503		\$398,400.00	1	\$3,237.14	T 7S R 13W SEC 1 Seward Meridian HM 2006012 LANDS END LODGES CONDOMINIUMS PHA SE 5 UNIT 15
18103449CO16	GORDON MICHAEL W		PO BOX 2939	HOMER	AK	99603		\$725,100.00	1	\$3,237.14	T 7S R 13W SEC 1 Seward Meridian HM 2007069 LANDS END LODGES CONDOMINIUMS PHA SE 7 UNIT 16
18103449CO16	GORDON MICHELLE M		PO BOX 2939	HOMER	AK	99603		\$725,100.00	1	\$3,237.14	T 7S R 13W SEC 1 Seward Meridian HM 2007069 LANDS END LODGES CONDOMINIUMS PHA SE 7 UNIT 16
18103449CO17	STASER JEFFREY B		2203 SORBUS WAY	ANCHORAG E	AK	99508		\$340,400.00	1	\$3,237.14	T 7S R 13W SEC 1 Seward Meridian HM 2007012 LANDS END LODGES CONDOMINIUMS PHA SE 6 UNIT 17

Parcel_ID	OWNER	ATTENTION	ADDRESS	CITY	STATE	ZIPCODE	COUNTRY	Assessed_Value	Count	Assessment	Corrected Legal Description
18103449CO17	STASER KAREN K		2203 SORBUS WAY	ANCHORAG E	AK	99508		\$340,400.00	1	\$3,237.14	T 7S R 13W SEC 1 Seward Meridian HM 2007012 LANDS END LODGES CONDOMINIUMS PHA SE 6 UNIT 17
18103449CO18	LAWSON LARRY BARTLEY JEFFREY J AMENDED REVOCABLE TRUST		2490 S WOODWORTH LOOP STE 449	PALMER	AK	99645		\$503,900.00	1	\$3,237.14	T 7S R 13W SEC 1 Seward Meridian HM 2007012 LANDS END LODGES CONDOMINIUMS PHA SE 6 UNIT 18
18103449CO19	OUZINKIE NATIVE CORPORATION		PO BOX 945	ANCHOR POINT	AK	99556		\$403,000.00	1	\$3,237.14	T 7S R 13W SEC 1 Seward Meridian HM 2007012 LANDS END LODGES CONDOMINIUMS PHA SE 6 UNIT 19
18103449CO20	HOLLOWAY RAY A		PO BOX 89	OUZINKIE	AK	99644		\$367,500.00	1	\$3,237.14	T 7S R 13W SEC 1 Seward Meridian HM 2008073 LANDS END LODGES CONDOMINIUMS PHA SE 8 UNIT 20
18103449CO21	SLEZEWSKI MICHELLE L		3001 WIDGEON LN APT 3	ANCHORAG E	AK	99508		\$545,500.00	1	\$3,237.14	T 7S R 13W SEC 1 Seward Meridian HM 2008073 LANDS END LODGES CONDOMINIUMS PHA SE 8 UNIT 21
18103449CO22	FREEMAN HOLDINGS OF ARKANSAS LLC		3001 WIDGEON LN APT 3	ANCHORAG E	AK	99508		\$545,500.00	1	\$3,237.14	T 7S R 13W SEC 1 Seward Meridian HM 2008073 LANDS END LODGES CONDOMINIUMS PHA SE 8 UNIT 21
18103449COG1	HOLLOWAY RAY A		6700 SW TOPEKA BLVD # 610	TOPEKA	KS	66619		\$413,700.00	1	\$3,237.14	T 7S R 13W SEC 1 Seward Meridian HM 2008073 LANDS END LODGES CONDOMINIUMS PHA SE 8 UNIT 22
18103449COG1	SLEZEWSKI MICHELLE L		3001 WIDGEON LN APT 3	ANCHORAG E	AK	99508		\$36,700.00	1	\$3,237.14	T 7S R 13W SEC 1 Seward Meridian HM 2009003 LANDS END LODGES CONDOMINIUMS PHA SE 9 UNIT G-1
18103449COG2	GORDON MICHAEL W		3001 WIDGEON LN APT 3	ANCHORAG E	AK	99508		\$36,700.00	1	\$3,237.14	T 7S R 13W SEC 1 Seward Meridian HM 2009003 LANDS END LODGES CONDOMINIUMS PHA SE 9 UNIT G-1
18103449COG2	GORDON MICHELLE M		PO BOX 2939	HOMER	AK	99603		\$40,900.00	1	\$3,237.14	T 7S R 13W SEC 1 Seward Meridian HM 2009003 LANDS END LODGES CONDOMINIUMS PHA SE 9 UNIT G-2
18103449COG3	LAWSON LARRY		PO BOX 2939	HOMER	AK	99603		\$40,900.00	1	\$3,237.14	T 7S R 13W SEC 1 Seward Meridian HM 2009003 LANDS END LODGES CONDOMINIUMS PHA SE 9 UNIT G-2
18103449COG4	FREEMAN HOLDINGS OF ARKANSAS LLC		2490 S WOODWORTH LOOP STE 449	PALMER	AK	99645		\$40,900.00	1	\$3,237.14	T 7S R 13W SEC 1 Seward Meridian HM 2009003 LANDS END LODGES CONDOMINIUMS PHA SE 9 UNIT G-3
18103449COG5	MINK PHILIP & ANNA LIVING TRUST		6700 SW TOPEKA BLVD # 610	TOPEKA	KS	66619		\$40,900.00	1	\$3,237.14	T 7S R 13W SEC 1 Seward Meridian HM 2009003 LANDS END LODGES CONDOMINIUMS PHA SE 9 UNIT G-4
18103449COG6	SLEZEWSKI MICHELLE L		18310 POTTER BLUFF CIR	ANCHORAG E	AK	99516		\$40,900.00	1	\$3,237.14	T 7S R 13W SEC 1 Seward Meridian HM 2009003 LANDS END LODGES CONDOMINIUMS PHA SE 9 UNIT G-5
18103449COG6	HOLLOWAY RAY A		3001 WIDGEON LN APT 3	ANCHORAG E	AK	99508		\$36,700.00	1	\$3,237.14	T 7S R 13W SEC 1 Seward Meridian HM 2009003 LANDS END LODGES CONDOMINIUMS PHA SE 9 UNIT G-6
18103449COG6	HOLLOWAY RAY A		3001 WIDGEON LN APT 3	ANCHORAG E	AK	99508		\$36,700.00	1	\$3,237.14	T 7S R 13W SEC 1 Seward Meridian HM 2009003 LANDS END LODGES CONDOMINIUMS PHA SE 9 UNIT G-6

**CITY OF HOMER
HOMER, ALASKA**

City Clerk

RESOLUTION 15-016

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,
AMENDING THE PRELIMINARY ASSESSMENT ROLL FOR THE
HOMER NATURAL GAS SPECIAL ASSESSMENT DISTRICT BY
EXEMPTING PROPERTIES AND CORRECTING ERRORS IN THE
ASSESSMENT ROLL.

WHEREAS, Council adopted Ordinance 13-02 on February 11, 2013 creating the City of
Homer Natural Gas Distribution Special Assessment District; and

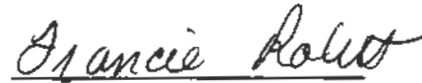
WHEREAS, Since the adoption of Ordinance 13-02, the Council has taken several
actions to delete properties from the preliminary assessment roll that it found would not be
benefited by the improvement, and to correct other errors in the preliminary assessment roll;
and

WHEREAS, The Council finds that it is necessary to amend the preliminary assessment
roll as provided herein to exempt properties that will not be benefited by the improvement,
and to correct other errors in the preliminary assessment roll.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska, hereby
amends the preliminary assessment roll for the Homer Natural Gas Special Assessment
District by exempting properties and correcting other errors in the assessment roll, as shown
on Attachment A, a copy of which is attached and incorporated herein.

PASSED AND ADOPTED by the Homer City Council on this 16th day of March, 2015.

CITY OF HOMER



Francie Roberts

FRANCIE ROBERTS,
MAYOR PRO TEMPORE



ATTEST:



JO JOHNSON, MMC, CITY CLERK

Fiscal Note: N/A

New Exempt Lots			
Parcel ID	Owner	Legal Description	Reason for Change from Preliminary Assessment Roll Resolution 12-081, and exemption from assessment
17411215	Colleen Todd	T 6S R 13W SEC 10 SEWARD MERIDIAN HM POR SW1/4 SE1/4 SE1/4 SW1/4 EXCLUDING OOT 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 (Keith 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 (Keith Spizzirri)	T 6S R 13W SEC 14 SEWARD MERIDIAN HM GOVT LOT 50	Not served per Enstar

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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
17515215	Homer Council on the Arts	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0440049 BUNNELLS SUB N 40 FT OF S 75 FT OF LOT 67	Not developable
17717705	Findlay Abbott	T 6S R 13W SEC 29 SEWARD MERIDIAN HM 0003415 OSCAR MUNSON SUB LOT 42	Not developable
17316016	Larene Rogers	T 6S R 14W SEC 15 SEWARD MERIDIAN HM PTN OF SE1/4 NE1/4 LYING NORTH OF STERLING HWY & NW OF ROGERS LOOP (FORMERLY OLD STERLING HWY)	Part of original homestead
17316023	Larene Rogers	T 6S R 14W SEC 14 SEWARD MERIDIAN HM PTN OF SW1/4 NW1/4 LYING NORTH OF ROGERS LOOP (FORMERLY OLD STERLING HWY)	Part of original homestead
17316024	Larene Rogers	T 6S R 14W SEC 14 SEWARD MERIDIAN HM PTN OF SW1/4 NW1/4 LYING SOUTH OF ROGERS LOOP (FORMERLY OLD STERLING HWY)	Part of original homestead

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**CITY OF HOMER
HOMER, ALASKA**

City Clerk

RESOLUTION 15-017

A RESOLUTION OF THE HOMER CITY COUNCIL CONFIRMING THE ASSESSMENT ROLL, ESTABLISHING DATES FOR PAYMENT OF SPECIAL ASSESSMENTS AND ESTABLISHING DELINQUENCY, PENALTY, AND INTEREST PROVISIONS FOR THE HOMER NATURAL GAS SPECIAL ASSESSMENT DISTRICT.

WHEREAS, In compliance with Homer City Code Chapter 17, Improvement Districts, the Homer City Council initiated a Homer Natural Gas Special Assessment District on July 23, 2012 via Resolution 12-069 assessing all parcels equally that benefited from the natural gas distribution system; and

WHEREAS, Public hearings were held on January 14 and 28, 2013 to hear objections to the formation of such district; and

WHEREAS, The objection deadline for written protests was January 25, 2013 and Owners of real property that would bear 50 percent or more of the assessed cost of the improvement did not file timely written objections to the improvement plan with the City Clerk; and

WHEREAS, Ordinance 13-02 was adopted by the Council on February 11, 2013 creating the Homer Natural Gas Special Assessment District; and

WHEREAS, The Homer Natural Gas Special Assessment District was completed by Enstar; and

WHEREAS, All assessment per parcel corrections deemed necessary have been made and a final assessment roll was prepared and public hearings were scheduled for March 9 and 16, 2015; and

WHEREAS, All record property owners within the district were mailed notice of their right to object, the website link to the final assessment roll, and notice of the March 9th and 16th public hearings; and

WHEREAS, The final assessment roll as presented by the City Clerk and reviewed and corrected where necessary and attached hereto as Attachment A, is hereby confirmed as the official assessment roll for the Homer Natural Gas Special Assessment District and the Mayor and Clerk shall be directed to sign same.

43 NOW, THEREFORE, BE IT RESOLVED THAT ON OR BEFORE 5:00 p.m. on July 1, 2015, all
44 assessments in the Homer Natural Gas Special Assessment District shall become due and
45 payable in full. All assessments not paid in full by this date shall be considered delinquent
46 and in default and shall have added a penalty of ten percent (10%) which penalty and
47 principal amount of the assessment shall both draw interest at a rate of three percent (3%)
48 per annum until paid. Should default occur, the City of Homer will institute a civil action for a
49 foreclosure of the assessment lien. Foreclosure shall be against all property on which
50 assessments are in default. All costs including collection and legal fees resulting from such
51 action, shall be added and incorporated into the assessed amount due plus interest and
52 penalties and shall be reimbursed from the proceeds of foreclosure sale of the assessed real
53 property; and

54
55 BE IT FURTHER RESOLVED that an optional ten (10) year payment plan is offered
56 whereby the assessment may be paid in ten (10) equal yearly installments plus interest of
57 four percent (4%) on the unpaid balance of the assessment. The first such installment shall be
58 due and payable without interest on or before 5:00 p.m. July 1, 2015 and each installment
59 thereafter shall be due on or before July 1st of each year, plus interest on the unpaid balance
60 of the assessment. If any annual installment payment is not received when due, the entire
61 outstanding principal amount of the assessment shall be in default and shall be immediately
62 due and payable. The entire outstanding assessment principal (including the annual
63 installment) shall have added a penalty of ten percent (10%) on the outstanding principal.
64 The principal and penalty shall draw interest at the rate of fifteen percent (15%) per annum
65 until paid. Should default occur, the City will institute civil action for foreclosure of the
66 assessment lien. Foreclosure shall be against all property on which assessments are in
67 default. All costs including collection and legal fees resulting from such action shall be added
68 and incorporated into the assessed amount due plus interest and penalties, and shall be
69 reimbursed from the proceeds of foreclosure sale of the assessed real property.

70
71 PASSED AND ADOPTED by the Homer City Council on this 23rd day of March, 2015.

72
73 CITY OF HOMER

74
75
76 
77 MARY E. WYTHE, MAYOR

78
79 ATTEST:

80
81 
82 _____
83 JO JOHNSON, MMC, CITY CLERK
84

85 Fiscal Note: Total project costs are \$12,359,388; 3,788 assessments = \$3,262.77 per parcel.
86
87

CITY MANAGER'S REPORT



City of Homer

www.cityofhomer-ak.gov

Office of the City Manager

491 East Pioneer Avenue
Homer, Alaska 99603

citymanager@cityofhomer-ak.gov

(p) 907-235-8121 x2222

(f) 907-235-3148

City Manager's Report

TO: Mayor Wythe and Homer City Council

FROM: Katie Koester, City Manager

DATE: July 27, 2015

SUBJECT: City Manager's Report

Demand for Recovery of Preference Payments (Buccaneer)

City Attorney Klinkner sent a response to the letter soliciting re-payment of services Buccaneer incurred at the Homer Port and Harbor on June 30. In the letter, Attorney Klinkner demonstrates that the payments were for debt incurred by Buccaneer in the ordinary course of business and thus exempt. I am hopeful that many of Homer's small businesses that are affected can make the same claim. See attached letter Re: Buccaneer Resources

Interest in Re-opening West Eagle Site for Oil and Gas Exploration

The Department of Environmental Conservation sent the City notice that they have begun review of an Oil Discharge Prevention and Contingency Plan for Aurora Gas, LLC at the West Eagle site. A copy of their draft review plan will be submitted to the Clerks at City Hall on July 31 and available for public review and comment for 30 days. Yes, this is the same site Buccaneer abandoned in early 2014 twenty miles out East End Road off of Basargin. See attached letter from DEC Re: Aurora Gas, LLC Oil Discharge Prevention and Contingency Plan for Cook Inlet Area Operations.

Town Hall

We had great participation on Monday July 20 at the Town Hall, despite the beautiful weather. About 100 people attended and gave input on the level of importance and the level of service for City services. There were also some interesting responses regarding revenue generation. Staff will prepare a presentation on the Town Hall and online survey during the Committee of the Whole August 10. In the meantime, people can still share their opinion and priorities online by taking the brief 'closing the gap' survey. Survey will be open through August 4th.

Bryan Hawkins appointment to the Cook Inlet Harbor Safety Committee

Port and Harbor Director Bryan Hawkins was appointed to a 3-year term on the newly formed Cook Inlet Harbor Safety Committee (HSC). The HSC was born out of a Cook Inlet RCAC risk assessment for Cook Inlet commissioned after the Seabulk Pride grounding in 2006. The HSC is a group of industry professionals that will advise the USCG Captain of the Port on specific maritime safety issues. This management method has proven to be very effective in other major US waterways. The City is pleased to have representation on the Committee that can

keep protecting Kachemak Bay and Cook Inlet a top concern given the large volume of vessel traffic and sensitive cargo it carries. See press release from Cook Inlet HSC.

Fleet Reserves

A number of emergent needs have surfaced for the fleet reserves. This is concerning, because reserves have not been funded in 3 years. In some cases, the purchase would wipe the reserve fund out. In others, there is not even enough in the fund to cover debt repayment on existing purchases. The impact of not funding the reserves is being felt, and at time when meeting the operating budget expenditures will be challenging. It would be my preference to deal with these equipment replacement issues in 2016 with the passage of a new budget. However, in some cases, it will be very expensive, inconvenient and inefficient to wait.

Dump Truck

Public Works is in desperate need of a new dump truck after their second truck they have been nursing along finally quit on them. Public Works Superintendent Gardner outlined options in the attached memo.

Amount in Public Works Fleet Reserve: Negative \$42,801 (street sweeper payment)

Ambulance

For the last few years a replacement ambulance (\$180,000) has been on the Capital Improvement Plan. The HVFD has secured partial funding from a State of Alaska Code Blue grant (\$70,000). Chief Painter was informed that Code Blue has additional funds they could put towards the ambulance (estimate not to exceed \$25,000), however they need a commitment from the City that we could come up with the remaining \$85,000 (50%).

Amount in Fire Fleet Reserve \$116,998

Police Car

According to best practices, the City should be buying one new vehicle annually to maintain the fleet. As you know, the City has not been able to maintain that replacement schedule in a long time; consequently the Department is running vehicles with well over 100,000 miles on them. This is almost unheard of in the public safety business. The City is replacing engines, transmissions and other major parts to keep these old vehicles on the road.

Amount in Police Fleet Reserve: \$17,031

Beach Policy Recommendations

The Parks and Recreation Advisory Commission has been working for months on Beach Policy recommendations. They presented these to the Council at the June 29th meeting. Recommendations regarding dog waste and the Western Hemisphere Shorebird Reserve have been brought forward by Councilmembers at this meeting. However, the Commission is requesting leadership from the Council on the most controversial issue, vehicle use.

The Commission's recommendation is to close the beach to vehicles. Staff can write a resolution for Council to amend the Beach Policy to do this, which would be followed by a technical ordinance at a later date from the City Attorney. If a Councilmember would like to sponsor such legislation, please let me know and staff will work on draft language.

Float Debris

This spring members of the public brought to the City's attention a number of floats that had washed up on area beaches. The floats were from the Seldovia and Homer Harbor float replacement projects. Floats were given by the contractor hired to do the replacement to members of the public who did not secure them appropriately. In response, the City placed a dumpster above the commercial barge ramp for the public to place flotation debris and encouraged people to contact the Harbormaster if disposing of large debris to coordinate proper disposal.

Recently, the City touched base with Ginny Litchfield from the Division of Habitat who has surveyed the Bay for debris. She reported that much of the debris has been cleaned up and appreciated the disposal help from the Harbor and efforts of the public and cleanup. Habitat is taking an inventory of any remaining float debris. In turn they are directing people who have brought in debris to contact the Harbormaster's office to coordinate proper disposal. In the fall we will have an opportunity to reassess the situation. It has been a collaborative process. I appreciate the effort of Habitat and the individuals around the bay who have taken the initiative to bring the debris to a proper resting place in the landfill.

Next Time

Port and Harbor Director Hawkins has instituted policy for float replacement projects to avoid this problem in the future. All city float projects will require the contractor to:

- Remove old floats from the Harbor for 3 weeks to kill any growth
- Remove un-coated Styrofoam – dispose of in landfill
- Replace flotation with coated sealed billets

The contractor will be responsible for meeting these requirements or disposing of the floats in the landfill. It is a delicate balance, if floats are thrown away the Harbor gets criticized for not letting them be repurposed.

Lillian Walli Land Sale

Staff is moving forward with the necessary steps to sell the 7 City of Homer properties in the Lillian Walli subdivision. We have done title searches on the property and are waiting for them to be appraised. Estimate is that I will be able to bring a Resolution outlining the terms and conditions of the sale and initiating the process at the second meeting in August.

Open Government Software

Finance Director Li has looked into open government software as a way to provide financial data on the City website in the interest of more responsive and transparent government. Open government software is internet (cloud) based software that displays financial data on the City website.

Benefits of "OPEN DATA"

1. Makes government data more user friendly and intuitive for both internal and external clients

2. Makes data more transparent; increases efficiency for users as well as data providers; and sparks creativities for employing more ways of using data.
3. Promotes a higher level of engagement and trust with constituents

Director Li is proposing to contract with a firm, Socrata, for a 6-month pilot project at a promotional rate (\$3000), after which we would decide if the service is useful to the public and we have the capacity to maintain it.

Enc:

City Attorney letter Re: Buccaneer Resources

Letter from DEC Re: Aurora Gas, LLC Oil Discharge Prevention and Contingency Plan for Cook Inlet Area Operations

Cook Inlet Harbor Safety Committee Press Release

Memorandum 15-123 Dump Truck Replacement from Public Works

Memorandum 15-122 Update on Cost Savings for City Buildings Switch to Natural Gas

Non-objection letter to Homer Soil and Water Conservation District

Homer Foundation History/Report



Birch Horton Bittner & Cherot

a professional corporation

Thomas F. Klinkner
Respond to Anchorage Office
T 907.263.7219 • F 907.276.3680
tklinkner@bhb.com

June 30, 2015

Ross Spence, Esq.
Snow Spence Green LLP
2929 Allen Parkway, Suite 2800
Houston, TX 77019

VIA ELECTRONIC DELIVERY

RE: in re Buccaneer Resources
Demand for Recovery of Preference Payments
Our File No.: 506,742,1330

Dear Mr. Spence:

First, thank you for your courtesy in allowing an extension of the time in which to respond to your letter to the City of Homer ("City") on this subject, dated June 4, 2015.

The City's Port and Harbor Department provides services to vessels that dock in the City's harbor, including dockage, wharfage, supplying water, and storage, for fees stated in the City's harbor tariff. The amount of \$17,457.15 referred to in your letter consists of part of the payments made by Buccaneer Resources entities to the City's Port and Harbor Department for services rendered to the vessels *Clean Ocean* and *Red Dog*, and the rig *Endeavor*, during the period from August 2012 through June 2014.

As requested in Exhibit B to your June 4, 2015, letter, accompanying this letter are (i) a spread sheet summarizing invoices and payments between the debtors and the City; and (ii) copies of each of the invoices for the transactions summarized on the spread sheet. As these documents demonstrate, these payments were of debts incurred by the debtor in the ordinary course of business, and thus exempt from avoidance by the bankruptcy trustee under 11 U.S.C. § 547(c)(2).

Please let me know if you have questions or require additional information.

Yours truly,

BIRCH HORTON BITTNER & CHEROT

Thomas F. Klinkner

TFK:lgj
Enclosures
cc: Mary K. Koester
Lisa Ellington
Bryan Hawkins



THE STATE
of **ALASKA**
GOVERNOR BILL WALKER

**Department of Environmental
Conservation**

DIVISION OF SPILL PREVENTION AND RESPONSE
Prevention, Preparedness and Response Program

555 Cordova St
Anchorage, AK 99501
Office: 907-269-3094
Fax: 907-269-7687
www.dec.alaska.gov

File No: 305.20
(Aurora Gas)

July 21, 2015

J. Edward Jones, President
Aurora Gas, LLC
1400 W. Benson Blvd, Suite 410
Anchorage, AK 99503

Subject: **Aurora Gas, LLC Oil Discharge Prevention and Contingency Plan for Cook Inlet Area Operations. Plan No. 044-CP-5111: Renewal Application - Sufficient for Review, Start of Review**

Dear Mr. Jones:

The Alaska Department of Environmental Conservation (department) received your Oil Discharge Prevention and Contingency Plan (plan) application on July 10, 2015. The department is coordinating the State of Alaska's public review for compliance with 18 AAC 75 using the review procedures outlined in 18 AAC 75.455.

Aurora Gas, LLC has submitted a renewal plan for the Cook Inlet Area Operations. Based on our initial review, your plan has been determined to be sufficient for review. Additional information may be requested from you based on our more thorough technical review and public comments received during the formal review process of this plan.

A one-time public notice of this application must be published as required by 18 AAC 75.455(b)(4). We request that the public notice be published in the *Alaska Dispatch News*, *Peninsula Clarion*, *Homer News*, and *Homer Tribune* newspapers. The notice must include a statement that the public comment period will be valid for 30 days. The department has drafted a public notice in coordination with you.

The department was notified by your consultant that the public notice will be published in all newspapers by July 30, 2015. As stated in the public notice, the department designated **July 31, 2015** as **DAY ONE** of the public review period. The notice will also be posted on the department web site on July 30, 2015. The review schedule is designated as follows:

Requests for additional information due by DAY 25:	August 24, 2015
Review comments due by DAY 30:	August 31, 2015

Since DAY 30 falls on a Saturday, it has been shifted to the next working day.

In accordance with 18 AAC 75.455(b), you must provide copies to the reviewers noted below. Aurora Gas LLC must ensure that a copy of the plan has been received by the following plan reviewers before publication of the notice so that they have sufficient time to review and comment on the plan. The department must receive verification of the publication and that all reviewers have received a copy of your plan in order to complete the public review period on schedule.

<p>Samantha Carroll Alaska Dept. of Natural Resources Office of Project Management and Permitting 550 West 7th Avenue, Suite 1450 Anchorage, AK 99501</p>	<p>Clark Cox Alaska Dept. of Natural Resources Division of Mining, Land, and Water Southeastern Region Office 550 W. 7th Ave., Ste. 900C Anchorage, AK 99501</p>
<p>Jeanette Alas, ADFG Alaska Dept. of Fish & Game 333 Raspberry Road Anchorage, AK 99518</p>	<p>Bob Whittier US EPA Region 20, Alaska Operations 222 West 7th Avenue, Box 19 Anchorage, AK 99513</p>
<p>Karyn Noyes Kenai Peninsula Borough Kenai River Center 514 Funny River Road Soldotna, AK 99669</p>	<p>Steve Catalano Cook Inlet Regional Citizens Advisory Council 8195 Kenai Spur Highway Kenai, AK 99611</p>
<p>Don Fritz Alaska Dept. of Environmental Conservation PPR - Central Alaska Region 43335 Kalifornsky Beach Rd, Suite 11 Soldotna, AK 99669</p>	<p>USCG - Homer Detachment Attn: Commander 104 East Pioneer Drive Homer, AK 99603</p>
<p>Commander USCG - Sector Anchorage Attn: Chief of Facilities Branch G-Wing, Bldg 49000 Army Guard Road JBER, AK 99505</p>	<p>Todd Paxton CISPRI P.O. Box 7314 Nikiski, AK 99655</p>
<p>Bob Shavelson Cook Inletkeeper P.O. Box 3269 Homer, AK 99603</p>	<p>Young Ha ADEC - PPR 555 Cordova Street, 2nd Floor Anchorage, AK 99501 (2 hard copies total and CD)</p>
<p>Walt Wrede Homer City Hall 491 East Pioneer Avenue Homer, AK 99603</p>	<p>Mike Franger Mental Health Trust Land Office 2600 Cordova Street, Suite 100 Anchorage, AK 99503</p>
<p>Lori Verbrugge Regional Env. Contaminants Coord. U.S. Fish & Wildlife Service Alaska Regional Office Fisheries and Ecological Services 1011 E. Tudor Road, Mail Stop #361 Anchorage, AK 99503</p>	<p>Lynnda Kahn Kenai National Wildlife Refuge P.O. Box 2139 Soldotna, AK 99669</p>

If the department determines that additional information is necessary to evaluate the plan, we will notify you of the information needed. The department will accept comments from the plan reviewers and other interested parties until Day 30 of the review period. Comments received may require revisions to your plan within the authority of the resource agencies and the department. Comments received after the established comment deadline may not necessarily be considered in the review of your plan. The department may extend the 30-day comment period until the required information is received, plus 10 days.

The department's Prevention Preparedness and Response Program's Cook Inlet/Kodiak Unit will be responsible for reviewing comments and requests for additional information received and will make the final determination on whether additional information is required from the applicant. When the public review is complete, and if the plan is found to be consistent with the requirements of AS 46.04.030 and 18 AAC 75, a letter of approval will be issued for your plan.

If you have any future questions, please feel free to contact me at (907) 269-7544 or at young.ha@alaska.gov.

Sincerely,



Young Ha
Cook Inlet/Kodiak Unit Supervisor

Electronic cc:

Graham Wood, ADEC
John Kotula, ADEC
C-plao Reviewer, ADNRF
Jeanette Alas, ADFG
Bob Whittier, USEPA
USCG Sector Anchorage
USCG Sector - Homer Detachment
Christy Bohl, BSEE
Vinnie Catalano, CIRCAC
Tom Dearlove, KPB
Bob Shavelson, Cook InletKeeper
Todd Paxton, CISPRI
Joan Yeager, CISPRI
Greg LeBeau, Witt O'Briens
Chris Burns, Chadux
Robert Beitch, NCG
Morris Philemon, City of Kachemak
Roberta Highland, Kachemak Bay Conservation Society



Cook Inlet Harbor Safety Committee Managing Board announces 2015 Membership Roster

July 14, 2015—Cook Inlet -Following months of organizational meetings and solicitations for membership, the Managing Board for the Cook Inlet Harbor Safety Committee has selected 22 representatives and 10 alternates to begin working together to improve navigation safety in Cook Inlet as members of the 2015 Cook Inlet Harbor Safety Committee.

“Forming a harbor safety committee was a priority recommendation of the Cook Inlet Navigational Risk Assessment as a proven and effective means to improving navigation safety,” said Captain Ron Ward, President of the Southwest Alaska Pilots Association and founding member of the Managing Board of the Cook Inlet Harbor Safety Committee. “These people were selected based on their interests, expertise and extensive knowledge of Cook Inlet’s marine and shore-based operations and environmental safety. We are fortunate to have such a high caliber of candidates ready and willing to serve the Cook Inlet region in this important capacity.”

2015 Cook Inlet Harbor Safety Committee

Voting Seats	Primary	Alternate
Commercial Fishing Organization	David Martin	<i>vacant</i>
Environmental Organization	Rachel Lord	<i>vacant</i>
Marine Oil Terminal Operators	Jack Jensen	Paul Mehler
Tanker Operators	Jere White	Patrick Callahan
LNG Carrier Operators	John Taylor	<i>vacant</i>
Dry Cargo Ship Operators	Pat Kilgore	<i>vacant</i>
Cruise Ship Operators	<i>vacant</i>	<i>vacant</i>
Small Passenger Vessel Operators	<i>vacant</i>	<i>vacant</i>
Tug and Barge Operators	Louis Audette	Sharm Setterquist
Harbor Tug Operators	Brad Kroon	Sven Christensen
Offshore Oil Production Operators	Drew Anderson	Gunar Berlund

Voting Seats	Primary	Alternate
Recreational Boaters	Mark Tornai	<i>vacant</i>
Southwest Alaska Pilots Association	Pete Garay, Vice-Chair	Michael O'Hara
CI Regional Citizen's Advisory Council	Mike Munger	Jerry Rombach
Port of Anchorage	Stephen Ribuffo , Chairman	<i>vacant</i>
Port MacKenzie	<i>vacant</i>	<i>vacant</i>
Port of Homer	Bryan Hawkins	<i>vacant</i>
Response Organization	Mike Watson	<i>vacant</i>
Salvage Organization	David DeVilbiss	Todd Duke
Ship Agents	Bob Arts	Luke Hasenbank

Ex Officio Seats	Primary	Alternate
U.S. Coast Guard	CMD Hector Cintron	LT Eugene Chung
U.S. Army Corp of Engineers,	<i>vacant</i>	<i>vacant</i>
NOAA	Catherine Berg	<i>vacant</i>
Dept. Defense, JBER	<i>vacant</i>	<i>vacant</i>
Marine Exchange Alaska	Ed Page	<i>vacant</i>
AK Dept. Environmental Conservation	Steven Russell	<i>vacant</i>
AK Marine Highway	Dana Jensen	<i>vacant</i>

The Cook Inlet Harbor Safety Committee (CIHSC) will serve as a link for local marine, environmental and business interests to act collectively in a single forum on behalf of those interests and the future health and wellbeing of Cook Inlet. Among the CIHSC's duties will be to provide a proactive setting for identifying, assessing, planning, communicating and implementing those operational and environmental measures that promote safe and efficient use of Cook Inlet and adjacent waters; act as an education and resource network through which ideas, materials and procedures can be provided to persons interested in safe and equitable marine and associated shore based operations; promote improved operational and environmental safety for Cook Inlet and adjacent waters; act as a resource for information regarding issues related to marine operational and environmental safety; promote and sustain the goals of marine and environmental safety programs; and help insure that marine safety and environmental measures are coordinated with security concerns and initiatives.

The 2015 CIHSC will hold its first meeting on September 22, at the Port of Anchorage at a time to be determined. Remaining vacancies will be filled at a future date following the meeting. To add your name to the Cook Inlet Harbor Safety Committee mailing list, click on the following link:

<https://spreadsheets.google.com/a/nukaresearch.com/viewform?hl=en&ndplr=1&formkey=dDF5ZkJOENzaC1RMWJRQmVxWERUQ3c6MQ#gid=0>

For more information, contact:

Tim Robertson, 907 234-7821, timrobertson@nukaresearch.com



**CITY OF HOMER
PUBLIC WORKS DEPARTMENT**

Dan Gardner, PW Superintendent
3575 Heath St.
Homer, Alaska 99603

Telephone: (907)235-3170
Fax: (907)235-3145

EMAIL : dgardner@ci.homer.ak.us

Memorandum 15-123

To: Carey Meyer, PW Director
From: Dan Gardner, PW Superintendent *DMG*
Date: July 14, 2015
Subject: Dump Truck Replacement

As you are aware, last week, while starting some planned work on our 1981 10-yard dump truck, it was discovered that the frame and assembly were rusted and coming apart to a degree that required us to remove the vehicle from service. At this time, there are no plans to bring it back into service. This vehicle is thirty-four years old. The frame has been repaired in the past to extend its life, but it is to the point that repair costs would outweigh the vehicle's value.

Attempts were made to obtain repair costs from shops in Anchorage, and none of them were interested. Most scoffed at the idea. One of them said that they wouldn't do the work, but if they were to, the labor alone would be almost \$50,000 for the frame rail replacement. And, there was doubt that the necessary frame rails would be available.

I view this vehicle as a must for our fleet. Without it, we have only the one dump truck. Although we don't use both vehicles every day, we use them both simultaneously quite often, and one backs up the other when one of the vehicles is down for repair or maintenance. In the winter, one has a sander unit it, which leaves the other one for hauling snow, hauling waste excavation from repair work and hauling gravel. In the summer and fall, multiple operations of ditching, culvert replacements, water/sewer repairs, fire hydrant repairs, etc. requires the use of two trucks.

These types of trucks are not readily available for rent or lease, and when one can be found, they rent for about \$5400 per month. Over the past week, I have checked with several heavy equipment rental companies and none are available. Renting is not a realistic option due to cost and the fact that when the vehicle is needed, it is most likely not available. And, the cost to rent one for six months could at least purchase an older truck. Although an older truck of this value is not preferred, it would at least be something in the fleet.

Following are options that are being considered:

1. Repair the Truck – Not an option
2. Rent a truck as needed – Not a workable option

3. Purchase a used truck – \$35,000 to \$90,000. A reasonable truck can be obtained in this price range. To spend more than that begins to rival the cost of a new truck purchase with warranty, etc. Obviously, the low end of this estimate would purchase an older vehicle of the mid 1990s vintage. A vehicle in this price range may or may not include a dump body and/or the necessary hydraulic kits and electrical connections required to get the truck in service with our sander/trailer/dump body. With any used vehicle, there is a risk that expensive repairs could show up, and because of the age, the vehicle will need to be replaced sooner than a new truck.

Most used trucks need to be purchased in the lower 48. The downside to this is that the vehicle cannot be physically evaluated without the cost and time required to send personnel to the vehicle's location. Then, there is the cost to ship or pay a driver to bring the vehicle to Homer.

4. Purchase a new truck – \$124,000 to \$149,000
\$124,000 to \$129,000 new truck with hydraulics. We install our old dump body.
\$145,000 to \$149,000 new truck with new dump body and ready for use.

A new truck could be purchased through the State's purchase contract. Going through the State's contract saves us approximately \$27,000 when compared to normal retail for the same truck. If purchasing a new truck, it would be ideal to have a new dump body with high-lift gate installed, but we could install our old dump body on the new truck in order to save around \$20,000, if necessary. A new truck would take six months from the date of order to arrive in Anchorage. If funds could be approved right away, there is currently a truck available that is assembled and ready to ship. By the time this purchase possibly gets approved, it may no longer be available. It is safest to assume that a new truck would take six months to obtain. But, once the purchase is approved by council, negotiations could possibly produce a truck sooner than six months.

Purchasing used would require the full purchase price immediately. Purchasing new would allow making payments over five years. After a cash deposit of around \$13,000 to \$15,000 monthly payments would be \$2100 to \$2500 - half of what it costs to rent a truck for a month, were one even available. Although the initial cost of a used truck is less, monies will have to be laid out sooner for repairs, tires, etc., and there is no warranty. Purchasing new allows the city to take advantage of the \$27,000 savings to be had by purchasing through the State's contract. Many used trucks that we have been seeing cost the same or more than the amount the city would have to pay for a new truck.

Recommendation

Obtain approval to negotiate the purchase of a new dump truck with dump body with a maximum purchase amount of \$150,000. A lesser amount of \$129,000 could be approved if we opt to use our old dump body. If a new truck purchase cannot be approved, obtain approval to negotiate the purchase of a used truck with a stated maximum amount allowed.



City of Homer

www.cityofhomer-ak.gov

Public Works

3575 Heath Street
Homer, AK 99603

publicworks@cityofhomer-ak.gov

(p) 907- 235-3170

(f) 907-235-3145

Memorandum 15-122

TO: Mary K. Koester, City Manager

FROM: Carey Meyer, Public Works Director

DATE: July 20, 2015

SUBJECT: **Update – Cost Savings for City Buildings
Switch to Natural Gas**

Now that we have a year's worth of data regarding energy usage at the five City Buildings that were converted to natural gas in the Spring of 2014, the chart below shows heating fuel costs vs natural gas costs for each building:

Heating Fuel Costs vs. Natural Gas

Costs Five City Buildings

	Heating Fuel Cost	Natural Gas Cost	% Reduction
Public Works	\$7,297.58	\$2,954.50	40
Library	\$25,545.03	\$12,797.12	50
City Hall	\$12,663.54	\$4,274.28	34
Animal Shelter	\$25,381.23	\$8,025.36	32
Airport Terminal	\$21,878.56	\$7,850.30	36

Comparing energy usage based on one year of data can be misleading. For example, last winter was relatively mild (compared to the year before), so savings reflected in the table above may very well be conservative. Several years of costs would have to be collected to get a complete understanding of the efficiency gained from the conversion to natural gas.

Next year at this time we will have costs associated with the water treatment plant, the sewer treatment plant, the harbor maintenance shop, and the Spit restrooms.



City of Homer

www.cityofhomer-ak.gov

Office of the City Manager

491 East Pioneer Avenue
Homer, Alaska 99603

citymanager@cityofhomer-ak.gov

(p) 907-235-8121 x2222

(f) 907-235-3148

July 13, 2015

Matt Steffy
Natural Resource Specialist
Homer Soil & Water Conservation District
4014 Lake Street, Suite 201A
delivered electronically

The City of Homer is in support of Homer Soil & Water Conservation District efforts to map and treat invasive species within Alaska Department of Transportation Right-of-ways in the Homer area. I understand that this project will consist of surveying along all the Alaska Department of Transportation Right-of-ways, including those within Homer City Limits by the Homer Soil & Water Conservation District and Kenai Peninsula Cooperative Weed Management Area during the 2015 summer season. This will be an unobtrusive process that does not interrupt traffic or sidewalk flow. I appreciate that the Homer Soil & Water Conservation District will notify the City of Homer if any invasive species removal is determined necessary within City limits.

Sincerely,

Katie Koester
City Manager

City of Homer Fund
7/22/2015

DATE	CITY ALLOCATION FOR DISTRIBUTION	GRANT DISTRIBUTION AMOUNT	CITY ALLOCATION TO FUND CORPUS	CORPUS AMOUNT	EARNINGS (from prior FY for distribution in current FY)
2000	Annual Allocation to Grants Program	\$95,920.00	Annual Allocation to City of Homer Fund	\$5,000.00	
2001	Annual Allocation to Grants Program	\$90,828.00	Annual Allocation to City of Homer Fund	\$10,092.00	\$58
2002	Annual Allocation to Grants Program	\$96,000.00	Annual Allocation to City of Homer Fund	\$24,000.00	\$246
2003	Annual Allocation to Grants Program	\$20,000.00	Annual Allocation to City of Homer Fund	\$20,000.00	\$751
2004	Annual Allocation to Grants Program	\$20,000.00	Annual Allocation to City of Homer Fund	\$20,000.00	\$2,240
2005	Annual Allocation to Grants Program	\$20,000.00	Annual Allocation to City of Homer Fund	\$20,000.00	\$2,363
2006	Pass Through to Arctic Winter Games	\$40,000.00			
2006	Annual Allocation to Grants Program	\$20,000.00			\$6,208
2007	Annual Allocation to Grants Program	\$20,000.00	Annual Allocation to City of Homer Fund	\$20,000.00	\$7,800
2007	Mid-term Allocation to Grants Program	\$10,000.00			
2008	Annual Allocation to Grants Program	\$30,000.00	Annual Allocation to City of Homer Fund	\$20,000.00	\$5,750
2008	Pass Through to Sr. Citizens	\$20,000.00			
2009	Annual Allocation to Grants Program	\$25,000.00		\$0.00	\$4,000
2010	Annual Allocation to Grants Program	\$20,000.00		\$0.00	\$6,800
2011	Annual Allocation to Grants Program	\$4,000.00		\$15,000.00	\$19,008
2012	Annual Allocation to Grants Program	\$19,000.00		\$0.00	\$14,296
2013	Annual Allocation to Grants Program	\$8,966.00	Annual Allocation to City of Homer Fund	\$10,034.00	\$25,475
2014			City of Homer Windfall \$	\$76,364.44	
2014	Annual Allocation to Grants Program	\$19,000.00		\$0.00	\$11,317
2015	Annual Allocation to Grants Program	\$14,000.00		\$5,000.00	\$16,134.00
		\$592,714.00		\$245,490.44	\$122,445.68

pass through to Homer Hockey



City of Homer

www.cityofhomer-ak.gov

Office of the City Clerk

491 East Pioneer Avenue
Homer, Alaska 99603

clerk@cityofhomer-ak.gov

(p) 907-235-3130

(f) 907-235-3143

Memorandum

TO: MAYOR AND CITY COUNCIL
FROM: MELISSA JACOBSEN, CMC, DEPUTY CITY CLERK
DATE: JULY 22, 2015
SUBJECT: BID REPORT

ITB OLD HARBORMASTER BUILDING DEMOLITION PROJECT -Sealed bids for the Old Harbormaster Building Demolition Project 2015 will be received at the Office of the City Clerk, City Hall, City of Homer, 491 East Pioneer Avenue, Homer, Alaska, until 2:00 PM, Thursday, July 30, 2015, at which time they will be publicly opened and read. The time of receipt will be determined by the City Clerk's time stamp. Bids received after the time fixed for the receipt of the bid shall not be considered. All bidders must submit a City of Homer Plan Holders Registration form to be on the Plan Holders List and to be considered responsive. Plan holder registration forms, and Plans and Specifications are available on line at <http://www.cityofhomer-ak.gov/rfps>

ITB PUBLIC WORKS EQUIPMENT STORAGE BUILDING 2015 - Sealed bids for the construction of the Public Works Equipment Storage Building 2015 will be received at the Office of the City Clerk, City Hall, City of Homer, 491 East Pioneer Avenue, Homer, Alaska, until 2:00 PM, Tuesday, August 4, 2015, at which time they will be publicly opened and read. The time of receipt will be determined by the City Clerk's time stamp. Bids received after the time fixed for the receipt of the bids shall not be considered. All bidders must submit a City of Homer Plan Holders Registration form to be on the Plan Holders List and to be considered responsive. Plan holder registration forms and Plans and Specifications are available online at <http://www.cityofhomer-ak.gov/rfps>

ITB RAMP 5 RESTROOM PROJECT 2015- Sealed bids for the construction of the Ramp 5 Restroom Project 2015 project will be received at the Office of the City Clerk, City Hall, City of Homer, 491 East Pioneer Avenue, Homer, Alaska, until 2:30 PM, Tuesday, August 4, 2015, at which time they will be publicly opened and read. The time of receipt will be determined by the City Clerk's time stamp. Bids received after the time fixed for the receipt of the bids shall not be considered. All bidders must submit a City of Homer Plan Holders Registration form to be on the Plan Holders List and to be considered responsive. Plan holder registration forms and Plans and Specifications are available online at <http://www.cityofhomer-ak.gov/rfps>

RFP AMBULANCE BILLING AND COLLECTION SERVICES - Sealed proposals for Ambulance Billing and Collection Services will be received at the Office of the City Clerk, City Hall, City of Homer, 491 East Pioneer Avenue, Homer, Alaska, until 3:00 p.m., Tuesday, August 25, 2015, at which time they will be publicly opened and read. The time of receipt will be determined by the City Clerk's time stamp. Proposals received after the time fixed for the receipt of the proposals shall not be considered. All proposers must submit a City of Homer Plan Holders Registration form to be on the Plan Holders List and to be considered responsive. Plan Holder Registration forms and Request for Proposal Specifications are available online at <http://www.cityofhomer-ak.gov/rfps>

CITY ATTORNEY REPORT

MEMORANDUM

TO: MAYOR AND CITY COUNCIL MEMBERS

FROM: THOMAS F. KLINKNER

RE: CITY ATTORNEY REPORT FOR JUNE 2015

CLIENT: CITY OF HOMER
506,742.23

DATE: JULY 8, 2015

The following summarizes our activities as City Attorney during the month of June 2015.

City Council. Holly Wells and Leila Kimbrell attended the June 29, 2015 City Council meeting. This provided an opportunity for City officials to meet Leila, who recently joined our municipal law practice. There will be no charge to the City for Leila's attendance. At the request of a Council member, Holly drafted an ordinance that would limit the nonprepared foods sales tax exemption.

City Manager. We drafted an ordinance finding that no public purpose existed for City-owned lots in the Lillian Walli Estate Subdivision, and authorizing their sale. I drafted a resolution providing for the reassessment of condominium units in the Homer Natural Gas Distribution Special Assessment District. I assisted the City Manager in obtaining approval from the Borough Assembly of the amendments to Loan Agreement between the Borough and the City that are needed to accommodate the reassessment. I drafted a substitute resolution regarding the formation of a special assessment district for road and sewer improvements in part of the Lillian Walli Estate Subdivision. I advised the City Manager on several budget reduction issues.

City of Homer v. Shadle. Mara Michaletz followed up on the collection of civil penalties and attorney's fees.

Police Department. I drafted an ordinance requiring certification of City correctional officers.

Public Works Department. I advised the City regarding the procedure for selecting a right-of-way alignment for Waddell Way.

Parks & Recreation Department. We continued to research issues related to proposed revisions of the City's beach policy.

Auction Block Company v. City of Homer. Holly Wells prepared a motion to recover the City's attorney's fees in this appeal.

Castner v. City of Homer. I worked with Mr. Castner's counsel and the City on issues related to the City's compliance with the Superior Court's order.

Buccaneer Bankruptcy. We responded to a demand by the bankruptcy trustee for the refunding of Port & Harbor charges for services to Buccaneer vessels.

Griswold v. City of Homer (Public Records Appeal). Holly Wells and Leila Kimbrell began briefing the City's opposition to Mr. Griswold's appeal from the City's partial denial of a public records request.

Griswold v. City of Homer (Appeal of CUP 13-13). I began briefing the City's opposition to Mr. Griswold's appeal from the City's grant of a conditional use permit for multiple principal structures on a lot in the Central Business District.

I will be available to answer questions regarding these matters at the July 27, 2015, Council meeting.

cc: Katie Koester
Jo Johnson

COMMITTEE REPORTS

PENDING BUSINESS

ORDINANCE REFERENCE SHEET
2015 ORDINANCE
ORDINANCE 15-18

An Ordinance of the City Council of Homer, Alaska, Amending the FY 2015 Capital Budget by Appropriating \$613,000 From the General Fund Fund Balance to the Public Safety Building Project Account to Fund the New Public Safety Building to 35% Design.

Sponsor: Mayor

1. City Council Regular Meeting May 26, 2015 Introduction
 - a. Memorandum 15-074 from City Manager as backup w/attachments
Memorandum 15-007 from Public Safety Building Review Committee and
Community Revenue Sharing Program estimates from Anderson Group
2. City Council Special Meeting June 29, 2015 Public Hearing and Second Reading
 - a. Substitute Ordinance 15-18(S) as adopted on May 26, 2015
 - b. Memorandum 15-074 from City Manager as backup w/attachments
Memorandum 15-007 from Public Safety Building Review Committee and
Community Revenue Sharing Program estimates from Anderson Group
 - c. Ordinance 13-38
 - d. Resolution 14-020
 - e. Resolution 14-093
 - f. Written public comments
3. City Council Regular Meeting July 27, 2015 Public Hearing and Second Reading
 - a. Second Substitute Ordinance 15-19(S-2)
 - b. Memorandum 15-124 from Public Safety Building Design Team and Public
Works Director
Memorandum 15-074 from City Manager as backup w/attachments
Memorandum 15-007 from Public Safety Building Review Committee and
Community Revenue Sharing Program estimates from Anderson Group
 - c. Ordinance 13-38
 - d. Resolution 14-020
 - e. Resolution 14-093
 - f. Written public comments

1 **CITY OF HOMER**
2 **HOMER, ALASKA**

3 Mayor

4 **ORDINANCE 15-18(S)**
5

6 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
7 AMENDING THE FY 2015 CAPITAL BUDGET BY
8 APPROPRIATING ~~\$613,000~~ **\$621,500** FROM THE GENERAL FUND
9 FUND BALANCE TO THE PUBLIC SAFETY BUILDING PROJECT
10 ACCOUNT TO FUND THE NEW PUBLIC SAFETY BUILDING TO 35%
11 DESIGN.
12

13 WHEREAS, Resolution 14-093 adopted by the City Council on October 13, 2014,
14 established the 2015-2020 Capital Improvement Plan and the Capital Project Legislative
15 Priorities for Fiscal Year 2016; and
16

17 WHEREAS, A new public safety building has been included in the "Top 5" CIP Priority
18 List since 2015 and inserted as the number one non-water and sewer project; and
19

20 WHEREAS, Ordinance 13-38(S) adopted by the City Council on September 23, 2013
21 funded preliminary design of the new public safety building in; and
22

23 WHEREAS, Resolution 14-020 adopted by the City Council on January 13, 2014
24 established the Public Safety Building Review Committee; and
25

26 WHEREAS, The Public Safety Building Review Committee has met many times to
27 advance the project and work on space needs analysis, comparison of alternatives,
28 preliminary design, cost estimation, site selection, and developing a financing plan; and
29

30 WHEREAS, The Public Safety Building Review Committee has done all the work they
31 can without additional funding; and
32

33 WHEREAS, Designing the new public safety building to 35% will give the City a product
34 that is ready to take to the voters for bonding; and
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36 WHEREAS, It is appropriate and in the City's interest to dedicate ~~\$613,000~~ **\$621,500** of
37 2015 and 2016 State Revenue Sharing in order to move this project forward; and

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NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The City of Homer hereby amends the FY 2015 Capital Budget by appropriating ~~\$606,000~~ **\$621,500 of 2015 and 2016 State Revenue Sharing** from the General Fund Fund Balance for 35% design of the new public safety building.

Transfer From:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
100-0100	General Fund Fund Balance	\$613,000 <u>\$621,500</u>

Transfer To:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
156-0377	Public Safety Building Project Account	\$613,000 <u>\$621,500</u>

Section 2. This is a budget amendment ordinance, is temporary in nature, and shall not be codified.

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this ___ day of _____, 2015.

CITY OF HOMER

MARY E. WYTHE, MAYOR

ATTEST:

JO JOHNSON, MMC, CITY CLERK

75 ABSENT:
76 First Reading:
77 Public Hearing:
78 Second Reading:
79 Effective Date:

80
81

82 Review and approved as to form:

83
84 _____

85 Mary K. Koester, City Manager

86
87 Date: _____

Thomas F. Klinkner, City Attorney

Date: _____

88

89 Fiscal Note: Fiscal information included in body of Ordinance.

1 **CITY OF HOMER**
2 **HOMER, ALASKA**

3 Mayor

4 **ORDINANCE 15-18(S-2)**
5

6 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
7 AMENDING THE FY 2015 CAPITAL BUDGET BY
8 APPROPRIATING ~~\$613,000~~ ~~\$621,500~~ **\$355,000** FROM THE
9 GENERAL FUND FUND BALANCE TO THE PUBLIC SAFETY
10 BUILDING PROJECT ACCOUNT TO FUND THE NEW PUBLIC
11 SAFETY BUILDING TO **MODIFIED** 35% DESIGN.
12

13 WHEREAS, Resolution 14-093 adopted by the City Council on October 13, 2014,
14 established the 2015-2020 Capital Improvement Plan and the Capital Project Legislative
15 Priorities for Fiscal Year 2016; and
16

17 WHEREAS, A new public safety building has been included in the “Top 5” CIP Priority
18 List since 2015 and inserted as the number one non-water and sewer project; and
19

20 WHEREAS, Ordinance 13-38(S) adopted by the City Council on September 23, 2013
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26 WHEREAS, The Public Safety Building Review Committee has met many times to
27 advance the project and work on space needs analysis, comparison of alternatives,
28 preliminary design, cost estimation, site selection, and developing a financing plan; and
29

30 WHEREAS, The Public Safety Building Review Committee has done all the work they
31 can without additional funding; and
32

33 ~~WHEREAS, Designing the new public safety building to 35% will give the City a product~~
34 ~~that is ready to take to the voters for bonding; and~~
35

73 ATTEST:

74

75 _____

76 JO JOHNSON, MMC, CITY CLERK

77

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79

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81 YES:

82 NO:

83 ABSTAIN:

84 ABSENT:

85

86

87 First Reading:

88 Public Hearing:

89 Second Reading:

90 Effective Date:

91

92

93 Review and approved as to form:

94

95 _____

96 Mary K. Koester, City Manager

97

98 Date: _____

99

Thomas F. Klinkner, City Attorney

Date: _____

100 Fiscal Note: Fiscal information included in body of Ordinance.



Memorandum 15-007

TO: Homer City Council

FROM: Public Safety Building Review Committee (PSBRC)

DATE: January 05, 2015

SUBJECT: **Public Safety Building
Conceptual Design Status Report
Recommendations on How to Proceed**

The Committee, working with City staff, has worked over the last eleven months to accomplish the completion of the Public Safety Building conceptual design scope of work contained within Ord. 14-020. The ordinance contained the following tasks:

“Review and rate GC/CM proposals and make a recommendation to the Council.”

✓ *This work is complete. A construction manager and project architect have been selected and the Council awarded contracts that achieve the first level of design.*

“Review the proposed contract and provide input on the scope of work and deliverables.”

✓ *This work is complete and was elucidated within the contract documents.*

“Review work products and participate in regular briefing with the contractor.”

✓ *This work is complete to the extent of reaching a conceptual design – a design and funding benchmark.*

“Make recommendations / provide direction to staff /contractors as the project proceeds.”

✓ *This work is complete to this juncture of additional policy related direction. The committee selected a site for the new facilities and the Council has ratified the location. The site selection has allowed advancement of the preliminary site and building design.*

“Make recommendations to Council as to how to proceed as benchmarks are achieved.”

✓ *We have reached a financial and design benchmark. Our recommendations are stated below.*

The committee, at the onset, agreed to work by consensus. In the event of failing unanimity, the options discussed are presented.

The committee initiated interactions with the citizenry, through the opportunities of its meetings, which often held three agenda spots for public comment and questions, and

presentations to civic organizations. We hope that these will continue as the next phase develops.

We have reached a point that requires policy direction from the City Council which may include further appropriation of funds to advance the project beyond the initial phase. The Council also now needs to decide whether to dissolve or extend the life of the Committee (as directed in the enabling ordinance).

Recommendations:

1. The City Council approve the conceptual design.

- Needs Analysis – A space needs study, commissioned by the architect with a firm specializing in accurate program identification and space allocations for municipal public safety buildings, documented a 2016 building size of ~22,000 square feet for the Police Department and ~21,200 square feet for the Police Department. Space allocations were based on mid-point (not the largest acceptable or the smallest acceptable) square footages for each program element.
- Site Planning - A site plan was developed that provides an efficient layout of a combined facility (as a single project); but also provides for the opportunity to construct in two phases. The site is not large enough to construct a building of a single story, so much of the building is on two floors.
- Site Mitigations – The HERC site contains a variety of existing encumbrances:
 - A waterway transects the property;
 - The Public Works Department occupies one of the existing buildings;
 - The gymnasium and an adjacent classroom are used for community recreation and training;
 - The skateboard park is located there; and
 - An outdoor basketball court is partially located there.
- Public Comment – Almost all public comment revolved around the loss of the recreational spaces. Some also wondered about the proximity to the KPSD Homer Middle School and the access to the school across the HERC property. When questions were posed by the public, the Committee or City staff or the GC/CM Design Team provided responsive information.
- Alternatives:
 - The “Build Everything as Soon as Possible” approach.
 - Pro: Notion that soonest money is the cheapest money, and soonest construction is the least expensive price per square foot.
 - Con: Shortage of funds for the size of the designed project may delay construction for many years, and returns a focus on the mitigations listed above.
 - The “Two Phases” approach.
 - Pro: Phasing allows a continued use of some of the existing facilities and may be the only sized plan that can be financed through municipal bonding or financing in this calendar year.

- Con: Future construction costs will undoubtedly be higher than today's. The Fire/EMS personnel worry that Phase II may fall off the list of City priorities.
 - The "Private/Public" Partnership approach.
 - Pro: Teaming with a private partner could allow the entire project to proceed. A private entity can put certain tax advantages to good use, where the City cannot.
 - Con: The Council has previously decided that owning and maintaining municipal buildings is the best public policy.
- Policy Considerations:
 - Does the City go to complete design and pursue funding for the complete project; or
 - Does the City go to complete design and pursue funding for the first phase of the project; or
 - Does the City go to Phase One design and pursue funding for the first phase of the project; or
 - Does the City put the project on hold until a more solid funding plan has been established?

2. The City Council approve a schedule for the project. The GC/CM team developed a schedule with the following milestones:

	<u>Start</u>	<u>End</u>
35% Preliminary Design	Feb 2015	Dec 2015
Bond proposition on the ballot	Jun 2015	Oct 2015
65% GMP Design	Nov 2015	Sept 2016
100% Final Design	Sept 2016	Apr 2017
Construction	May 2017	Sept 2018

3. The City Council approve a budget to take the project to 35% design. Taking the next step will fill in some of the blank areas and establish some of the craft budgets (civil, electrical, mechanical and specialties) to further public information and review. A rough order of magnitude cost estimate was completed by the GC/CM team for the project; assuming 2017-18 construction. The total cost of a single combined project is \$29.9 M. Postponing construction or phasing may increase the overall cost of the project.

Project Funding Needs – How Much and When?

Need	Amount	Date Needed
Complete 10% Conceptual Design	\$300,000	Appropriated
Complete 35% Preliminary Design	\$663,000	February, 2015
Complete 65% GMP Design	\$643,000	November, 2015
Complete 100% Final Design	\$316,000	September, 2016

Total Design/City Admin = \$1,922,000

Site Preparation/Demolition	\$975,000	March, 2017
First Year Building Construction	\$18,000,000	July, 2017
Second Year Building Construction	\$9,000,000	July, 2018

Total Construction/Inspect/CA/Art = \$27,975,000

Total Project \$29,897,000

The Design Team attempted to assess building square footage for both Police and Fire to determine if initial costs could reasonably be reduced. The design team concluded that rather than eliminating square footage to reduce costs, the City should seek cost sharing with other local, state, and federal agencies for jail, range, and emergency management facilities.

The Committee concluded that from a practical perspective there is no significant square footage with a lower priority that should be postponed (with the possible exception of the shooting range). The Committee also determined that it was premature to make reductions in scope prior to establishing firmer designs and cost estimates. Cutting and trade-offs can come later in the process.

If the State would participate in Jail construction (say pay 1/3 the cost); it could reduce the City's cost by \$1,100,000. Participation in Range construction (say pay half the cost) might reduce the City's cost by \$900,000). The potential for Federal/State/Borough participation in the cost of this project should also be investigated. Private organizations (such as the NRA) might also contribute to the costs of the project.

4. The City Council should either disband or reauthorize the Committee. Per the resolution that created the PSBRC, the committee "shall be disbanded when the initial scope of work is complete and the Council appropriation is expended. The Council may extend the life of the Committee and expand its scope of work if the project proceeds beyond this initial phase and additional project revenues are secured."
5. The City Council should consider some policy matters that are outside of the purview of the PSBRC.
 - a. What is the future of the fire department? Many have suggested that the EMS/Fire response duties found on the southern peninsula, be combined or reorganized. This could affect the programing and sizing of the new City facilities.

- b. What will the operational costs of the new facilities be and how will the City pay for those costs? The existing maintenance, janitorial, heating and lighting expenses will be magnified by the increased size of the new facilities. As part of a plan presented to the public, operational costs should be addressed.



City of Homer

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Office of the City Manager

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Homer, Alaska 99603

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(p) 907-235-8121 x2222

(f) 907-235-3148

Memorandum 15-074

TO: Mayor Wythe and Homer City Council
FROM: Katie Koester, City Manager
DATE: May 20, 2015
SUBJECT: Funding Public Safety Building to 35% Design

Ordinance 15-18 authorizes funding for bringing the public safety building to 35% design. The cost to bring this project to 35% design is \$663,000, however, there is \$50,329 left in the Public Safety Building Project Account that can be used on funding the next phase.

The Council has wisely indicated a desire to ensure State Revenue Sharing is spent on one time capital budget items and not factored into the operating budget. With the state budget in crisis, municipalities have been told revenue sharing could go away. The current proposal is to decrease State Revenue Sharing by 33% starting in FY2017 (see chart from Anderson Group). This will result in over a \$100,000 decrease for the City of Homer in FY2017. While it is wise to not count on State Revenue Sharing to balance the budget given the State's current fiscal climate, I caution that because Revenue Sharing has been used in the past and currently to balance the budget, appropriating the funds to a capital expense will have an impact on the current 2015 and 2016 budget.

Ordinance 15-18 takes Revenue Sharing from SFY2015 and adds it to SFY2016 Revenue Sharing to come up with the one time funds for 35% design. According to the draft audit there is a surplus from last year's budget in an amount equal to or greater than the SFY2015 Revenue Sharing payment from the State (\$341,037). The City will receive the SFY2016 Revenue Sharing Payment July 1 (\$321,468).

Enc:

Memorandum 15-007 from Public Safety Building Review Committee
Community Revenue Sharing Program estimates from Anderson Group



City of Homer

www.cityofhomer-ak.gov

Public Works

3575 Heath Street
Homer, AK 99603

publicworks@cityofhomer-ak.gov

(p) 907-235-3170

(f) 907-235-3145

Memorandum 15-124

TO: Honorable Mayor Wythe and Homer City Council
THROUGH: Katie Koester, City Manager
FROM: Public Safety Building Design Team and Public Works Director Meyer
DATE: July 22, 2015
SUBJECT: Public Safety Building Alternative

The design team has taken it upon itself to identify an alternative to fully funding the 35% design.

Currently, we perceive the short term goals for this project to be:

- 1) Educate and gain support from the public,
- 2) Define the cost of the project as accurately as possible,
- 3) Maintain project momentum.

One approach would be to divide the 35% design effort into two parts:

Initial Modified 35% Design with Public Involvement Effort (\$355,000) 10 month completion.

Public involvement – \$40,000 We propose a dollar allowance to continue the effort on A) Seek additional involvement and input, B) Funding Feasibility review and C) Community based funding strategy. This is in addition to the \$43,340 recently approved and will continue to build on the previous effort while remaining flexible enough to research alternative funding means and prepare for a successful bond effort.

Schematic Design - \$170,000 This will be based on the program needs previously identified and will include a three dimensional model and schematic rendering based on further developed dimensioned floor plans, building elevations, building sections and a more developed civil site plan. The Design will include interior and exterior finishes, reflected ceiling plans, dimensions and areas intended for specialty equipment such as jail cells and dispatch center. Engineering disciplines outside of architecture and civil will provide narratives describing design concept and function but will not include drawings. Narratives will include; Civil, Architectural, Structural, Mechanical, Electrical, and Specialty systems.

Updated Hazardous Material Survey - \$20,000 A major key to accurately identifying demolition cost is understanding the condition and elements that are considered hazardous material in the existing HERC building.

Contractor provided estimate of probable cost - \$20,000 Cornerstone will work with the design team, select sub-contractors and supplier to determine the probable cost using the information provided. The goal will be to reduce the contingency to 20%

Continued 35% Design to Completion- \$105,000 Includes design and engineered drawings from the Structural, Mechanical and Electrical disciplines in combination with further coordination with site utilities and building design. Additional effort will involve confirmation of mechanical, electrical utility spaces and requirements and continued research in specialty equipment for Jail cells and Dispatch/communications equipment and backup power options. The most difficult areas for estimating cost correctly at this early stage on this project are expected to be the Site elements that resolve topography changes (such as retaining walls), the mechanical systems related to the jail and truck bays and the specialty systems related to the jail cells and communication systems. Further development of the design will allow for even more accurate cost information.

Community Revenue Sharing Program

\$Millions

COH

%Chg

Actual	FY14 CRS Beginning Balance (7/1/2013)	180.00		
	FY14 CRS Allocation (7/1/2013)	(60.00)	341,603	
	FY14 CRS Appropriation (7/1/2013)	60.00		
	<u>FY14 Ending Balance (6/30/2014)</u>	<u>180.00</u>		
	FY15 CRS Beginning Balance (7/1/2014)	180.00		
	FY15 CRS Allocation (7/1/2014)	(60.00)	340,595	-0.30%
	<u>FY15 CRS Appropriation (7/1/2014)</u>	<u>52.00</u>		
<u>FY15 Ending Balance (6/30/2015)</u>	<u>172.00</u>			
Estimated	FY16 CRS Beginning Balance (7/1/2015)	172.00		
	FY16 CRS Allocation (7/1/2015)	(57.33)	320,747	-5.83%
	FY16 CRS Appropriation (7/1/2015)	-		
	<u>FY16 Ending Balance (6/30/2016)</u>	<u>114.67</u>		
	FY17 CRS Beginning Balance (7/1/2016)	114.67		
	FY17 CRS Allocation (7/1/2016)	(38.22)	213,831	-33.33%
	FY17 CRS Appropriation (7/1/2016)	-		
	<u>FY17 Ending Balance (6/30/2017)</u>	<u>76.44</u>		
	FY18 CRS Beginning Balance (7/1/2017)	76.44		
	FY18 CRS Allocation (7/1/2017)	(25.48)	142,554	-33.33%
	<u>FY18 CRS Appropriation (7/1/2017)</u>	<u>-</u>		
<u>FY18 Ending Balance (6/30/2018)</u>	<u>50.96</u>			

38 Reserves for the to begin preliminary engineering and design work on the new public safety
39 building as follows:

40

41 **Transfer From:**

42 <u>Account</u>	<u>Description</u>	<u>Amount</u>
43 156-0394	Police Depreciation Reserve	\$ 50,000
44 156-0393	Fire Depreciation Reserve	\$ 50,000
45 156-0375	General Depreciation Reserve	<u>\$200,000</u>
46	TOTAL	\$300,000

47 **Transfer To:**

48 <u>Account</u>	<u>Description</u>	<u>Amount</u>
49 * 15 b -0377	Public Safety Building	
50	Project Account	<u>\$300,000</u>
51	TOTAL	\$300,000

52

53 Section 2. The Council authorizes the City Manager to solicit a Request for Proposals
54 for a GC/CM contract pursuant to applicable provisions of the City Procurement Code.

55

56 Section 3. This is a budget amendment ordinance only, is not permanent in nature,
57 and shall not be codified.

58

59 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this 23rd day of September, 2013.

60

61 CITY OF HOMER

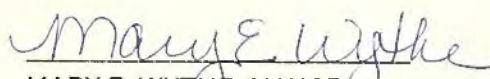
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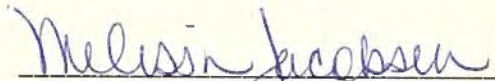

MARY E. WYTHE, MAYOR

67 ATTEST:

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71 MELISSA JACOBSEN, CMC

72 DEPUTY CITY CLERK

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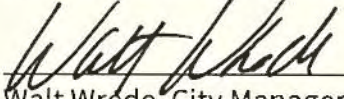
76

Acct. # amended per Finance 12/18/13 J. Johnson, City Clerk

77 YES: 5
78 NO: 0
79 ABSTAIN: 0
80 ABSENT: 1

81
82 First Reading:
83 Public Hearing:
84 Second Reading:
85 Effective Date:

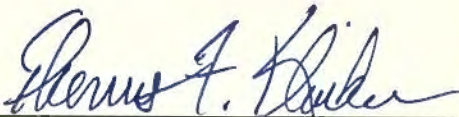
86
87 Reviewed and approved as to form.

88 
89 _____
90 Walt Wrede, City Manager

91
92 Date: 9/26/13
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95 Fiscal Note: NA
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Thomas F. Klinkner, City Attorney

Date: 9/30/13

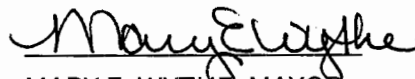
- 37 • Review the proposed contract and provide input on the scope of work and
- 38 deliverables
- 39 • Review work products and participate in regular briefing with the contractor
- 40 • Make recommendations and provide direction to staff and the contractors as
- 41 the project proceeds
- 42 • Make recommendations to Council as to how to proceed as various
- 43 benchmarks are achieved.
- 44

45 BE IT FURTHER RESOLVED that the Committee shall establish its own work schedule
46 and shall be disbanded when the initial scope of work is complete and the Council
47 appropriation is expended. The Council may extend the life of the Committee and expand its
48 scope of work if the project proceeds beyond this initial phase and additional project
49 revenues are secured.


50
51 BE IT FURTHER RESOLVED that the City Clerk is authorized to advertise for parties
52 interested in serving as the public and business community representatives.

53
54 PASSED AND ADOPTED by the City Council of Homer, Alaska, this 13th day of January,
55 2014.

56
57 CITY OF HOMER

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60 
61 MARY E. WYTHE, MAYOR

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63 ATTEST:

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66 _____
67 JO JOHNSON, MMC, CITY CLERK

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69 Fiscal Note: Staff time and advertising costs.

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**CITY OF HOMER
HOMER, ALASKA**

Mayor/City Council

RESOLUTION 14-093

A RESOLUTION OF THE HOMER CITY COUNCIL ADOPTING THE 2015-2020
CAPITAL IMPROVEMENT PLAN AND ESTABLISHING CAPITAL PROJECT
LEGISLATIVE PRIORITIES FOR FISCAL YEAR 2016.

WHEREAS, A duly published hearing was held on September 8, 2014 in order to obtain public comments on capital improvement projects and legislative priorities; and

WHEREAS, It is the intent of the City Council to provide the Governor, the State Legislature, State agencies, the Alaska Congressional Delegation, and other potential funding sources with adequate information regarding the City's capital project funding needs.

NOW, THEREFORE BE IT RESOLVED by the City Council of Homer, Alaska, that the "City of Homer Capital Improvement Plan 2015-2020" is hereby adopted as the official 6-year capital improvement plan for the City of Homer.

BE IT FURTHER RESOLVED that the following capital improvement projects are identified as priorities for the FY 2016 State Legislative Request:

1. Water Storage/Distribution Improvements
2. Public Safety Building
3. Harbor Sheet Pile Loading Dock
4. Fire Department Fleet Management Plan
5. East to West Transportation Corridor

BE IT FURTHER RESOLVED that projects for the FY 2016 Federal Legislative Request will be:

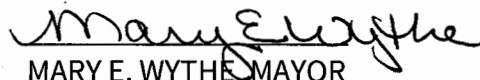
1. Deep Water/ Cruise Ship Dock Expansion, Phase 1
2. East Boat Harbor

BE IT FINALLY RESOLVED that the City Manager is hereby instructed to advise appropriate State and Federal representatives and personnel of the City's FY 2016 capital project priorities and take appropriate steps to provide necessary background information.

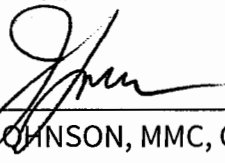
PASSED AND ADOPTED by the Homer City Council for the City of Homer on this 13th day of October, 2014.

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CITY OF HOMER


MARY E. WYTHE, MAYOR

ATTEST:



JO JOHNSON, MMC, CITY CLERK

Fiscal Note: N/A

Jo Johnson

From: Kathy Hill <kathhill@alaska.net>
Sent: Monday, June 22, 2015 8:59 PM
To: Department Clerk
Subject: For council packets

Dear Mayor, City Council Members, City Manager:

I ask that you reconsider the spending of \$621,500 out of the reserves for the next step in the building of the safety campus. Where is the fiscal management in all of this? Is this the best way to use the reserves?

Should not the money be saved for a rainy day when a city emergency rears its head? Do we need at the present time more police officers? Are all of the city employees being fairly compensated for their work? Will the health insurance plan need additional funding? How are we doing on maintenance of infrastructure in the city?

I see the writing on the wall that state money is unavailable now and for any number of years into the future. The passing of a bond is quite questionable as the public-at-large has not been educated about the project.

You say that you need completion of this next step to show to the voters. Several months ago I saw some architectural drawings of the proposed building. Aren't these designs good enough to show to the voters?

It scares me that you could sink in no time over a million dollars into a project that may go nowhere because of financial constraints and voter apathy. It is quite an iffy proposition. Why spend this kind of money on a huge document that is a quite tentative one right now? Would you run your own personal business or your own home with these kinds of risks?

I think that it is time to think out of the box on this project. I look at the fiasco that occurred with the Town Square project. There was minimal marketing of the project to the public and no money. Sounds like the same scenario that we are in right now.

However, some city employees were thinking out of the box and the renovation of the present facility came to pass. Good job!

My recommendation is a no vote on Ordinance 15-18(s).

Respectfully submitted,
Kathy Hill

Sent from my iPad

From: [Mary Griswold](#)
To: [Jo Johnson](#)
Subject: Ord 15-18(S) Safety building funding
Date: Wednesday, July 01, 2015 8:29:57 PM

(Please include in public comments for July 27 council meeting)

Ordinance 15-18(S) Safety Building design funding

I object to moving to the 35% design at this time. This project began when state coffers were flush and the city was confident of generous state funding for public safety infrastructure. Even a couple months ago, the city was confident that the Wadell Way funding could be re-appropriated to this more critical project.

The financial situation is very different now and not likely to improve in the next three to five years, according to the experts. Representative Paul Seaton recently speculated that the legislature is likely to fund a limited number of capital projects and only when a huge portion is paid for by the municipalities.

The current design is top of the line, counting on a large population increase and a large staff increase. Before we move to a 35% design, it is imperative to step back and re-evaluate the assumptions underlying this assessment to see if we can reduce the scope and cost without compromising essential services. The existing 10% design documents are sufficient to engage public and city staff discussions to develop a more reasonable and affordable project that is more likely to garner public support when it comes time to ask the inevitable bond question.

Mary Griswold
city resident

From: [Larry Slone](#)
To: [Jo Johnson](#)
Subject: PSB for July 27 cc meeting
Date: Monday, July 20, 2015 1:10:31 PM

Jo,
Please put this in the packet for the July 27th cc meeting. If unable, please let me know.
Also, please acknowledge receipt of this email.

Thanks

To Homer City Council and Mayor

I strongly urge councilmembers to reject Ordinance 15-18(S) proposing to spend up to \$622,000 to bring the Public Safety Building concept up to the 35% design phase. I believe that approving the Ordinance would just be wasting the money on a design that will never be built because the public will not support the funding required for what they perceive to be an unnecessarily large structure costing an ungodly amount of money. I know that you councilmembers are convinced that public safety is a necessary and vital component of local government, and that you want to be on record as expressing your support for public safety. I just want to remind you that you that during the discussion phase you will have opportunity to fully explain your concern for public safety without spending \$622,000 just to make a point. That would be irresponsible.

Conversely, I strongly urge council to pass, on

reconsideration, Ordinance 15-19(A) repealing the seasonal sales tax exemption on non-prepared foods. Doing so will properly set the stage for a funding mechanism to design and build a moderate-sized PSB. Furthermore, passing this Ordinance will demonstrate that you are willing to make the tough decisions necessary to reintroduce fiscal realism to city government.

Larry Slone
city resident

NEW BUSINESS



City of Homer

www.cityofhomer-ak.gov

Office of the City Clerk

491 East Pioneer Avenue
Homer, Alaska 99603

clerk@cityofhomer-ak.gov

(p) 907-235-3130

(f) 907-235-3143

Memorandum 15-110

TO: MAYOR AND CITY COUNCIL
FROM: JO JOHNSON, MMC, CITY CLERK
DATE: JULY 20, 2015
SUBJECT: DEFERRED ASSESSMENT FOR YOUNGBLOOD, LEASURE, CONROY, AND
PETROSIUS FOR THE HOMER NATURAL GAS SPECIAL ASSESSMENT DISTRICT

Thomas and Laveda Youngblood have applied for an assessment deferment for Kenai Peninsula Borough (KPB) Parcel Number 17369018.

Bonnie Leasure has applied for an assessment deferment for KPB Parcel Number 17401011.

Naomi Conroy has applied for an assessment deferment for KPB Parcel Number 17511307.

Abigail Petrosius has applied for an assessment deferment for KPB Parcel Number 17927022.

Pursuant to HCC 17.04.190 Deferment of assessment payments for low income residents, assessments may be deferred if the person:

1. Has an annual family income that is less than 125 percent of the current U.S. Health and Human Services Poverty Guidelines for Alaska;
2. Owns or has a life tenancy in the assessed property, and permanently resides in a single-family dwelling on the property; and
3. Is not determined by the City, after notice and hearing, to have been conveyed the property primarily for the purpose of obtaining the exemption.

Documentation has been shown that the applicants meet the criteria established for a deferment of assessment payments. An assessment payment deferment is subject to approval by the Council.

RECOMMENDATION:

Review the Youngblood, Leasure, Conroy, and Petrosius applications for natural gas assessment deferment. Take action to approve or disapprove the application.

Fiscal Impact: \$13,051.08 unpaid balance.



City of Homer

www.cityofhomer-ak.gov

Office of the City Clerk

491 East Pioneer Avenue
Homer, Alaska 99603

clerk@cityofhomer-ak.gov

(p) 907-235-3130

(f) 907-235-3143

July 10, 2015

Thomas and Laveda Youngblood
P.O. Box 704
Homer, AK 99603

Dear Mr. and Mrs. Youngblood,

I have reviewed your application to defer the assessment for the natural gas special assessment district. At this time your income meets the amount allowed for a deferral.

On July 27, 2015 the Homer City Council will be reviewing your request for deferral of assessment. Although your income does qualify, the deferral is subject to the approval of the City Council.

If you wish to attend the meeting you are allowed to speak to the request for deferral at the beginning of the council meeting under *Public Comments Upon Matters Already on the Agenda*. The council meeting begins at 6:00 p.m. in Cowles Council Chambers at City Hall.

I want to assure you the council packet will contain only your signed deferment request and will not include the supporting documents you filed with your request for deferment. Those documents will remain in our office as confidential, used only in determining your eligibility for the deferral.

Please let me know if you have any questions regarding this determination.

Sincerely,

Jo Johnson
City Clerk



City of Homer

www.cityofhomer-ak.gov

Office of the City Clerk

491 East Pioneer Avenue
Homer, Alaska 99603

clerk@cityofhomer-ak.gov

(p) 907-235-3130

(f) 907-235-3143

Natural Gas Special Assessment District Deferment Request

Date Application Received by Finance
Department/Department Personnel Initials

[Signature] 7/6/2015

PARCEL #: 173-600-18

APPLICANT NAME(S) Thomas & Laveda Youngblood

MAILING ADDRESS: PO Box 704

CITY, STATE, ZIP Homer, AK, 99603

PLEASE CHECK ALL THAT APPLY

- SINGLE FAMILY DUPLEX MOBILE HOME CONDOMINIUM APARTMENT
- OWNER/PURCHASER OF RECORD LIFE ESTATE PART OWNER OF RECORD
- % OWNERSHIP 100%

PLEASE PROVIDE THE FOLLOWING AS PROOF OF INCOME. CHECK ALL THAT APPLY:

- UNEARNED INCOME - SSI, PENSIONS, SOCIAL SECURITY, WELFARE, CHILD SUPPORT MOST RECENT TAX RETURN
- THREE MOST RECENT PAY STUBS OTHER

IDENTIFICATION SUBMITTED -
MUST BE GOVERNMENT ISSUED
WITH PHOTOGRAPH

- DRIVERS LICENSE
- STATE ID CARD

<input type="checkbox"/>	MILITARY
<input type="checkbox"/>	PASSPORT

I (We) hereby apply for deferment for the special assessment on my property as provided in HCC 17.04.190 and understand that the deferment establishes a lien on the property in favor of the City of Homer and further understand that I must apply for this deferment by April 15th of each following year.



SIGN THIS FORM BEFORE A NOTARY PUBLIC

I, (We) the undersigned, certify that I, (We) have read this application and the answers given are true and correct to the best of my knowledge. I, (We) understand that willful misstatement is subject to punishment by fine under HCC 1.16.010

Thomas Youngblood
SIGNATURE Applicant

Laveda M Youngblood
SIGNATURE Co-Applicant/Spouse/Owner

DATE 06/26/15
07/02/15

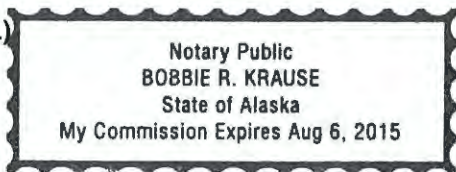
DATE 06/26/15
07/02/15

STATE OF ALASKA
THIRD JUDICIAL DISTRICT

THIS IS TO CERTIFY, that on the 2nd day of July, 2015, before me the undersigned Notary Public, and sworn as such, personally appeared Thomas Youngblood and Laveda Youngblood, who is known to be the individual(s) named in and who executed the above application, and acknowledged to me the execution thereof as his/her free and voluntary act and deed for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year in this certificate first written above.

(SEAL)



Bobbie R Krause
NOTARY PUBLIC
MY COMMISSION EXPIRES 08/06/15



City of Homer

www.cityofhomer-ak.gov

Office of the City Clerk

491 East Pioneer Avenue
Homer, Alaska 99603

clerk@cityofhomer-ak.gov

(p) 907-235-3130

(f) 907-235-3143

July 10, 2015

Bonnie Leasure
950 Mission Road
Homer, AK 99603

Dear Ms. Leasure,

I have reviewed your application to defer the assessment for the natural gas special assessment district. At this time your income meets the amount allowed for a deferral.

On July 27, 2015 the Homer City Council will be reviewing your request for deferral of assessment. Although your income does qualify, the deferral is subject to the approval of the City Council.

If you wish to attend the meeting you are allowed to speak to the request for deferral at the beginning of the council meeting under *Public Comments Upon Matters Already on the Agenda*. The council meeting begins at 6:00 p.m. in Cowles Council Chambers at City Hall.

I want to assure you the council packet will contain only your signed deferment request and will not include the supporting documents you filed with your request for deferment. Those documents will remain in our office as confidential, used only in determining your eligibility for the deferral.

Please let me know if you have any questions regarding this determination.

Sincerely,

Jo Johnson
City Clerk



City of Homer

www.cityofhomer-ak.gov

Office of the City Clerk

491 East Pioneer Avenue
Homer, Alaska 99603

clerk@cityofhomer-ak.gov

(p) 907-235-3130

(f) 907-235-3143

Natural Gas Special Assessment District Deferment Request

Date Application Received by Finance
Department/Department Personnel Initials

[Signature] 7/9/2015

PARCEL #: 174-010-11

APPLICANT NAME(S) Bonnie Leasure

MAILING ADDRESS: 950 Mission Rd

CITY, STATE, ZIP Homer AK 99603

PLEASE CHECK ALL THAT APPLY

- SINGLE FAMILY DUPLEX MOBILE HOME CONDOMINIUM APARTMENT
- OWNER/PURCHASER OF RECORD LIFE ESTATE PART OWNER OF RECORD
- % OWNERSHIP

PLEASE PROVIDE THE FOLLOWING AS PROOF OF INCOME. CHECK ALL THAT APPLY:

- ^{#16} UNEARNED INCOME - SSI, PENSIONS, SOCIAL SECURITY, WELFARE, CHILD SUPPORT ^{#137}
- MOST RECENT TAX RETURN
- ^{#362 A PA + 25 + 15 #15} THREE MOST RECENT PAY STUBS
- OTHER *Whatever PFD is ea yr Energy assistance*

IDENTIFICATION SUBMITTED -
MUST BE GOVERNMENT ISSUED
WITH PHOTOGRAPH

- DRIVERS LICENSE MILITARY
- STATE ID CARD PASSPORT

I (We) hereby apply for deferment for the special assessment on my property as provided in HCC 17.04.190 and understand that the deferment establishes a lien on the property in favor of the City of Homer and further understand that I must apply for this deferment by April 15th of each following year.



SIGN THIS FORM BEFORE A NOTARY PUBLIC

I, (We) the undersigned, certify that I, (We) have read this application and the answers given are true and correct to the best of my knowledge. I, (We) understand that willful misstatement is subject to punishment by fine under HCC 1.16.010

Bonnie Marie Leasure
SIGNATURE Applicant

SIGNATURE Co-Applicant/Spouse/Owner

DATE 7/9/15

DATE _____

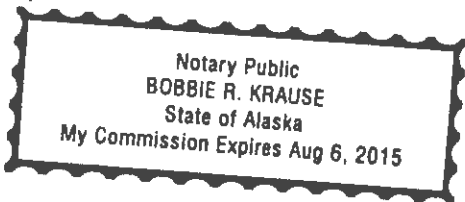
STATE OF ALASKA
THIRD JUDICIAL DISTRICT

THIS IS TO CERTIFY, that on the 9th day of July, 20 15, before me the undersigned Notary Public, and sworn as such, personally appeared Bonnie Marie Leasure and

_____, who is known to be the individual(s) named in and who executed the above application, and acknowledged to me the execution thereof as his/her free and voluntary act and deed for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year in this certificate first written above.

(SEAL)



Bobbie R Krause
NOTARY PUBLIC
MY COMMISSION EXPIRES 08/06/15



City of Homer

www.cityofhomer-ak.gov

Office of the City Clerk

491 East Pioneer Avenue

Homer, Alaska 99603

clerk@cityofhomer-ak.gov

(p) 907-235-3130

(f) 907-235-3143

July 13, 2015

Naomi M. Conroy
P.O. Box 436
Homer, AK 99603

Dear Ms. Conroy,

I have reviewed your application to defer the assessment for the natural gas special assessment district. At this time your income meets the amount allowed for a deferral.

On July 27, 2015 the Homer City Council will be reviewing your request for deferral of assessment. Although your income does qualify, the deferral is subject to the approval of the City Council.

If you wish to attend the meeting you are allowed to speak to the request for deferral at the beginning of the council meeting under *Public Comments Upon Matters Already on the Agenda*. The council meeting begins at 6:00 p.m. in Cowles Council Chambers at City Hall.

I want to assure you the council packet will contain only your signed deferment request and will not include the supporting documents you filed with your request for deferment. Those documents will remain in our office as confidential, used only in determining your eligibility for the deferral.

Please let me know if you have any questions regarding this determination.

Sincerely,

Jo Johnson
City Clerk



City of Homer

www.cityofhomer-ak.gov

JUL 10 2015 PM 12:27
Office of the City Clerk

491 East Pioneer Avenue
Homer, Alaska 99603

clerk@cityofhomer-ak.gov

(p) 907-235-3130

(f) 907-235-3143

Natural Gas Special Assessment District Deferment Request

Date Application Received by Finance
Department/Department Personnel Initials

 7/10/2015

PARCEL #: 175-113-07

APPLICANT NAME(S) Naomi M. Conroy

MAILING ADDRESS: PO Box 436

CITY, STATE, ZIP Homer AK 99603

PLEASE CHECK ALL THAT APPLY

- SINGLE FAMILY DUPLEX MOBILE HOME CONDOMINIUM APARTMENT
- OWNER/PURCHASER OF RECORD LIFE ESTATE PART OWNER OF RECORD
- % OWNERSHIP

PLEASE PROVIDE THE FOLLOWING AS PROOF OF INCOME. CHECK ALL THAT APPLY:

- UNEARNED INCOME - SSI, PENSIONS, SOCIAL SECURITY, WELFARE, CHILD SUPPORT MOST RECENT TAX RETURN
- THREE MOST RECENT PAY STUBS OTHER

IDENTIFICATION SUBMITTED -
MUST BE GOVERNMENT ISSUED
WITH PHOTOGRAPH

- DRIVERS LICENSE MILITARY
- STATE ID CARD PASSPORT

I (We) hereby apply for deferment for the special assessment on my property as provided in HCC 17.04.190 and understand that the deferment establishes a lien on the property in favor of the City of Homer and further understand that I must apply for this deferment by April 15th of each following year.



SIGN THIS FORM BEFORE A NOTARY PUBLIC

I, (We) the undersigned, certify that I, (We) have read this application and the answers given are true and correct to the best of my knowledge. I, (We) understand that willful misstatement is subject to punishment by fine under HCC 1.16.010

Naomi M Conroy
SIGNATURE Applicant

NA
SIGNATURE Co-Applicant/Spouse/Owner

DATE July 7, 2015

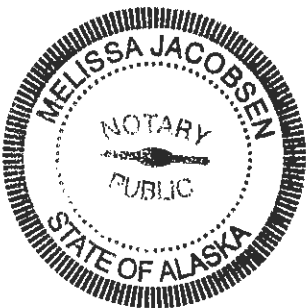
DATE NA

STATE OF Alaska
Third JUDICIAL DISTRICT

THIS IS TO CERTIFY, that on the 10th day of July, 2015, before me the undersigned Notary Public, and sworn as such, personally appeared Naomi M. Conroy and _____, who is known to be the individual(s) named in and who executed the above application, and acknowledged to me the execution thereof as his/her free and voluntary act and deed for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year in this certificate first written above.

(SEAL)



Melissa Jacobsen
NOTARY PUBLIC
MY COMMISSION EXPIRES 9/8/16



City of Homer

www.cityofhomer-ak.gov

Office of the City Clerk

491 East Pioneer Avenue
Homer, Alaska 99603

clerk@cityofhomer-ak.gov

(p) 907-235-3130

(f) 907-235-3143

July 20, 2015

Abigail Joy Petrosius
4428 Mariner Drive
Homer, AK 99603

Dear Ms. Petrosius,

I have reviewed your application to defer the assessment for the natural gas special assessment district. At this time your income meets the amount allowed for a deferral.

On July 27, 2015 the Homer City Council will be reviewing your request for deferral of assessment. Although your income does qualify, the deferral is subject to the approval of the City Council.

If you wish to attend the meeting you are allowed to speak to the request for deferral at the beginning of the council meeting under *Public Comments Upon Matters Already on the Agenda*. The council meeting begins at 6:00 p.m. in Cowles Council Chambers at City Hall.

I want to assure you the council packet will contain only your signed deferment request and will not include the supporting documents you filed with your request for deferment. Those documents will remain in our office as confidential, used only in determining your eligibility for the deferral.

Please let me know if you have any questions regarding this determination.

Sincerely,

Jo Johnson
City Clerk



City of Homer

www.cityofhomer-ak.gov

Office of the City Clerk

491 East Pioneer Avenue
Homer, Alaska 99603

clerk@cityofhomer-ak.gov

(p) 907-235-3130

(f) 907-235-3143

Natural Gas Special Assessment District Deferment Request

Date Application Received by Finance
Department/Department Personnel Initials

[Signature] 2/16/2015

PARCEL #: T 65 R 13 W Sec 16 Seward Meridian HM 2003029 Mariner Village SUB CUSHING/BEER REPLAT 10T
179-270-22

APPLICANT NAME(S) ARIBAIL Joy Pufrosos GA 4428 Mariner DR. ~~179-270-22~~

MAILING ADDRESS: 4428 mariner dr

CITY, STATE, ZIP HOMER, AK 99603

PLEASE CHECK ALL THAT APPLY

- SINGLE FAMILY DUPLEX MOBILE HOME CONDOMINIUM APARTMENT
- OWNER/PURCHASER OF RECORD LIFE ESTATE PART OWNER OF RECORD
- % OWNERSHIP

PLEASE PROVIDE THE FOLLOWING AS PROOF OF INCOME. CHECK ALL THAT APPLY:

- UNEARNED INCOME - SSI, PENSIONS, SOCIAL SECURITY, WELFARE, CHILD SUPPORT MOST RECENT TAX RETURN
- THREE MOST RECENT PAY STUBS OTHER

IDENTIFICATION SUBMITTED -
MUST BE GOVERNMENT ISSUED
WITH PHOTOGRAPH

- DRIVERS LICENSE MILITARY
- STATE ID CARD PASSPORT

I (We) hereby apply for deferment for the special assessment on my property as provided in HCC 17.04.190 and understand that the deferment establishes a lien on the property in favor of the City of Homer and further understand that I must apply for this deferment by April 15th of each following year.



SIGN THIS FORM BEFORE A NOTARY PUBLIC

I, (We) the undersigned, certify that I, (We) have read this application and the answers given are true and correct to the best of my knowledge. I, (We) understand that willful misstatement is subject to punishment by fine under HCC 1.16.010

Abigail Joy Petrosius
SIGNATURE Applicant

SIGNATURE Co-Applicant/Spouse/Owner

DATE July 16, 2015

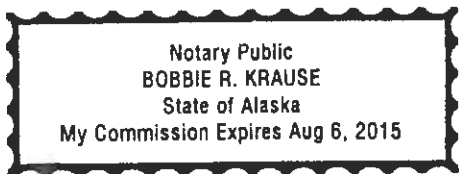
DATE _____

STATE OF Alaska
Third JUDICIAL DISTRICT

THIS IS TO CERTIFY, that on the 16th day of July, 2015, before me the undersigned Notary Public, and sworn as such, personally appeared Abigail Joy Petrosius and NA, who is known to be the individual(s) named in and who executed the above application, and acknowledged to me the execution thereof as his/her free and voluntary act and deed for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year in this certificate first written above.

(SEAL)



Bobbie R Krause
NOTARY PUBLIC
MY COMMISSION EXPIRES 08/06/15

RESOLUTIONS

**CITY OF HOMER
HOMER, ALASKA**

City Clerk

RESOLUTION 15-056

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,
NOTING THE INSUFFICIENCY OF THE PETITION FOR MATTOX,
VIRGINIA LYN, FRITZ SUBDIVISION ROAD RECONSTRUCTION AND
PAVING SPECIAL ASSESSMENT DISTRICT.

WHEREAS, The petition was circulated from May 1 to June 26, 2015; and

WHEREAS, Signatures from property owners in favor of the road improvements petition equal 14% of the property value; and

WHEREAS, Pursuant to HCC 17.04.040(a)(2) the sufficiency of the petition requires signatures of the record owners of not less than one half in value of the real property in the proposed improvement district; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska, notes the insufficiency of the petition for Mattox, Virginia Lyn, Fritz Subdivision Road Reconstruction and Paving Improvements.

BE IT FURTHER RESOLVED this does not preclude further petitioning by property owners for road improvements for a modified area or any other type of improvement by initiating a new petition.

PASSED AND ADOPTED by the City Council of Homer, Alaska, this 27th day of July, 2015.

CITY OF HOMER

MARY E. WYTHE, MAYOR

ATTEST:

JO JOHNSON, MMC, CITY CLERK

Fiscal Note: N/A



City of Homer

www.cityofhomer-ak.gov

Office of the City Clerk

491 East Pioneer Avenue
Homer, Alaska 99603

clerk@cityofhomer-ak.gov

(p) 907-235-3130

(f) 907-235-3143

May 8, 2015

Dear Property Owner:

Re: Parcels Nos. 179-131-05, 179-131-06, 179-131-07, 179-131-08, 179-131-09, & 179-131-10

Recently you were mailed a Property Owner Petition for a road reconstruction and paving improvement project in your neighborhood. This includes properties within the boundaries of the Mattox, Virginia Lynn, and Fritz Subdivision Road improvement district.

Cook Way was built just a few years ago with all of the proper geotextiles and gravel, therefore, would only require paving. As a property owner on Cook Way with access on that street, your assessment on the road improvement would be for paving only. Your property's front street footage measurement is 75 feet. Paving costs are \$17 per front foot, or an amount of \$1,275 for your property.

If you support the road paving improvements and wish for the City to determine a cost estimate of the project you will need to sign and return the Property Owner Petition. By signing you are indicating that you may favor the road improvements and wish to hear more about the project. The Property Owner Petition must be returned to the City Clerk by **June 26, 2015**.

If you are not interested in starting the road paving improvements you do not need to sign the Property Owner Petition. Your lack of response indicates that you are not in favor of the Special Assessment District.

Please call with questions you may have about the Special Assessment District. We would be happy to assist you.

Sincerely,

Jo Johnson
City Clerk

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Homer, Alaska 99603

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May 1, 2015

Dear Property Owner:

A request for road improvements was made for your neighborhood. The request was made by Alice Porter on February 27, 2015.

A Special Assessment District may be initiated with petition signatures of the record owners of one half or more in value of the real property in the proposed district. We have compiled a list of the property owners within the boundaries of the Mattox, Virginia Lynn, Fritz Subdivision Road improvement district, including your parcel(s).

If you support the road reconstruction and paving improvements and wish for the City to determine a cost estimate of the project you will need to sign and return the Property Owner Petition. By signing you are indicating that you may favor the road improvements and wish to hear more about the project, including costs. The Property Owner Petition must be returned to the City Clerk by **June 26, 2015**.

If you are not interested in starting the road reconstruction and paving improvements you do not need to sign the Property Owner Petition. Your lack of response indicates that you are not in favor of the Special Assessment District.

Pursuant to the Homer Accelerated Roads and Trails Program, property owner contribution to road improvements is \$30 per front foot for gravel and \$17 per front foot for paving. Projects will be authorized only after a public hearing to insure public participation in the process.

We will determine the amount of interested property owners by the number of signatures that are returned. You will be notified of the results once the petition deadline has passed.

Please call with questions you may have about the Special Assessment District. We would be happy to assist you.

Sincerely,

Jo Johnson
City Clerk

Enc. Property Owner Petition
Map of proposed project

**PETITION FOR ROAD RECONSTRUCTION AND PAVING
FOR MATTOX, VIRGINIA LYNN, & FRITZ SUBDIVISIONS**

Alice Porter of 1318 Iris Court, Homer, Alaska, filed a request for road reconstruction and paving improvements.

Request Date: February 27, 2015

District Name: Mattox, Virginia Lynn, Fritz Subdivision Road Reconstruction and Paving Improvements

Requested: Water Sewer Road Reconstruction Paving

We the undersigned owners of real property fronting, predominately, Mattox Road, Beluga Court, Beluga Circle, Aurora Court, Iris Court and Cook Way within Mattox, Virginia Lynn, and Fritz Subdivisions within the City of Homer, Alaska, request that a Homer Accelerated Roads and Trails Program Special Assessment District for road reconstruction and paving improvements be created to include the properties listed below. We represent the owners of at least one-half or more in value of the real property to be benefited by these improvements.

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If you are in favor of these improvements please sign in the Signature and Date slot. Please date your signature. We ask that you include your phone number for future reference, although this is not mandatory. **Deadline for this petition is June 26, 2015.** For this petition to be sufficient, signatures representing at least one half or more in value of the real property to be benefitted must be secured. If sufficient, a neighborhood meeting will be held.

IN WITNESS WHEREOF, we have set our hands:

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Signature/Date (Phone Number Optional)	Property Owner(s) Name & Address	Legal Description & Parcel Number	Assessed Property Value
	VIRGINIA F. TORNES PO BOX 2497 HOMER AK 99603-2497	T 6S R 13W SEC 21 Seward SW HM 2006020 VIRGINIA LYNN 2006 REPLAT LOT 6A-1 179-061-06 T 6S R 13W SEC 21 Seward Meridian HM 0870007 VIRGINIA LYNN SUB NO 4 LOT 6-B 179-124-27	\$157,300 \$69,800
	KENAI PENINSULA HOUSING INITIATIVES 3751 STERLING HIGHWAY HOMER AK 99603-9288	T 6S R 13W SEC 16 Seward SW HM 2006020 VIRGINIA LYNN 2006 REPLAT LOT 20A-1 179-061-07 T 6S R 13W SEC 16 Seward Meridian HM 2014017 MATTOX SUBD 2014 LOT 18-A1 179-061-08 T 6S R 13W SEC 16 Seward Meridian HM 2014017 MATTOX SUBD 2014 LOT 19-A1 179-061-09	\$1,465,100 \$1,431,700 \$1,089,500

**PETITION FOR ROAD RECONSTRUCTION AND PAVING
FOR MATTOX, VIRGINIA LYNN, & FRITZ SUBDIVISIONS**

Alice Porter of 1318 Iris Court, Homer, Alaska, filed a request for road reconstruction and paving improvements.

Request Date: February 27, 2015

District Name: Mattox, Virginia Lynn, Fritz Subdivision Road Reconstruction and Paving Improvements

Requested: Water _ Sewer _ Road Reconstruction Paving

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	KENAI PENINSULA HOUSING INITIATIVES (continued)	T 6S R 13W SEC 21 Seward Meridian HM 0840110 VIRGINIA LYNN SUB # 3 LOT 23 179-124-23 T 6S R 13W SEC 21 Seward Meridian HM 0990033 VIRGINIA LYNN SUB UNIT 5 LOT 21- A 179-124-28 T 6S R 13W SEC 21 Seward Meridian HM 0990033 VIRGINIA LYNN SUB UNIT 5 LOT 22- A 179-124-29	\$313,900 \$150,200 \$184,800
	LAURELA. FLYNN PO BOX 143 SUTTON AK 99674-0143	T 6S R 13W SEC 16 Seward Meridian HM 0700552 A A MATTOX SUB OF TR 16 LOT 16A 179-062-17	\$105,600
	VICTOR CARLOUGH 1192 LYNN WAY HOMER AK 99603-7752	T 6S R 13W SEC 16 Seward Meridian HM 0860096 A A MATTOX NO 6 LOT 16-B3 179-062-19	\$168,600

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	THOMAS V. FANATIA 4104 MATTOX RD HOMER AK 99603-7224	T 6S R 13W SEC 16 Seward Meridian HM 0860096 A A MATTOX NO 6 LOT 16-B2 179-06-220	\$189,300
	CAROL SACHECK PO BOX 2032 HOMER AK 99603-2032	T 6S R 13W SEC 16 Seward Meridian HM 0860096 A A MATTOX NO 6 LOT 16-B1 179-06-221	\$39,700
		T 6S R 13W SEC 21 Seward Meridian HM 0610256 VIRGINIA LYN SUB LOT 27 179-131-08	\$221,500
	RUSSELL CHESSER PO BOX 515 ANCHOR POINT AK 99556-0515	T 6S R 13W SEC 16 Seward Meridian HM 0003017 MATTOX SUB LOT 17 & PTN OF SW1/4 SW1/4 DESCRIBED AS: BEGIN @SEC CORNER COMMON TO SECS 16,17,20&21; TH N89 DEG 5 5'30"E 499.32 FT; TH N28 DEG 38'10"W 316.53 FT ALONG E BOUNDARY OF MATTOX RD TO SW CORNER OF PARCEL & POB; TH N28 DEG 38'10"W 59.58 FT ALONG MATTOX RD; TH N 3 37.53 FT ALONG E	\$207,700

**PETITION FOR ROAD RECONSTRUCTION AND PAVING
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	RUSSELL CHESSER (continued)	BOUNDARY OF LT 17 MATTOX SUB TO POINT ON SLY ROW OF HOMER EAST RD & NW CORNER OF PARCEL; TH FROM TANGENT BEARING N45 DEG 31'30"E ALONG CURVE T O LEFT WITH RADIUS OF 985.2' THRU ANGLE OF 8DEG 17' FOR 142.43 FT ALONG S ROW O 179-06-499	
	LOUIS J & DINA R MARION 1224 COOK WAY HOMER AK 99603-7746	T 6S R 13W SEC 21 Seward Meridian HM 0840110 VIRGINIA LYNN SUB NO 3 LOT 1 179-124-01	\$218,500
	ALLEN STOVER 4001 MATTOX RD HOMER AK 99603-7734	T 6S R 13W SEC 21 Seward Meridian HM 0840110 VIRGINIA LYNN SUB NO 3 LOT 2 179-124-02	\$160,500
	RAYMOND BAILEY 4080 HAZELWOOD CIR PALMER AK 99645-9624	T 6S R 13W SEC 21 Seward Meridian HM 0840110 VIRGINIA LYNN SUB NO 3 LOT 3 179-124-03	\$158,000
	MARY JANE SHOWS 60389 BRYANT CT HOMER AK 99603-9240	T 6S R 13W SEC 21 Seward Meridian HM 0840110 VIRGINIA LYNN SUB NO 3 LOT 5 179-124-05	\$154,900

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455

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	ROSEBUD PROPERTIES LLC 4032 BELUGA CIR HOMER AK 99603-7712	T 6S R 13W SEC 21 Seward Meridian HM 0840110 VIRGINIA LYNN SUB NO 3 LOT 6 179-124-06	\$251,400
	YOUNT FAMILY TRUST 12 PELICAN LN ELDON MO 65026-5528	T 6S R 13W SEC 21 Seward Meridian HM 0840110 VIRGINIA LYNN SUB NO 3 LOT 7 179-124-07	\$192,500
	MICHAEL BARDEN SWAN PO BOX 2397 HOMER AK 99603-2397	T 6S R 13W SEC 21 Seward Meridian HM 0840110 VIRGINIA LYNN SUB NO 3 LOT 8 179-124-08	\$292,700
	KARI J. HAINA 1145 W ANGEL CIR PALMER AK 99645-7122	T 6S R 13W SEC 21 Seward Meridian HM 0840110 VIRGINIA LYNN SUB NO 3 LOT 9 179-124-09	\$187,300
	FAYE MICHELLE ARNO 3994 BELUGA CIR HOMER AK 99603-7712	T 6S R 13W SEC 21 Seward Meridian HM 0840110 VIRGINIA LYNN SUB NO 3 LOT 10 179-124-10	\$216,900
	TIMOTHY T. STAGE PO BOX 1970 HOMER AK 99603-1970	T 6S R 13W SEC 21 Seward Meridian HM 0840110 VIRGINIA LYNN SUB NO 3 LOT 11 179-124-11	\$299,000

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	RITA CAMPBELL 4009 BELUGA CIR HOMER AK 99603-7712	T 6S R 13W SEC 21 Seward Meridian HM 0840110 VIRGINIA LYNN SUB NO 3 LOT 12 179-124-12	\$128,000
	KAREN A BISHOP PO BOX 1283 ANCHOR POINT AK 99556-1283	T 6S R 13W SEC 21 Seward Meridian HM 0840110 VIRGINIA LYNN SUB NO 3 LOT 13 179-124-13	\$160,400
	DAVID G LEWIS & CAROLYN J MASLOW PO BOX 468 HOMER AK 99603-0468	T 6S R 13W SEC 21 Seward Meridian HM 0840110 VIRGINIA LYNN SUB # 3 LOT 14 179-124-14	\$35,500
		T 6S R 13W SEC 21 Seward Meridian HM 0840110 VIRGINIA LYNN SUB NO 3 LOT 15 179-124-15	\$183,200
	KATIE D DAWSON 1155 AURORA CT HOMER AK 99603-7732	T 6S R 13W SEC 21 Seward Meridian HM 0840110 VIRGINIA LYNN SUB NO 3 LOT 16 179-124-16	\$143,200
	TIMOTHY J & MELISSA A BOWLER PO BOX 2980 HOMER AK 99603-2980	T 6S R 13W SEC 21 Seward Meridian HM 0840110 VIRGINIA LYNN SUB NO 3 LOT 17 179-124-17	\$133,800

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Signature/Date (Phone Number Optional)	Property Owner(s) Name & Address	Legal Description & Parcel Number	Assessed Property Value
	PAULA HAUNSCHILD LIVING TRUST PO BOX 1590 HOMER AK 99603-1590	T 6S R 13W SEC 21 Seward Meridian HM 0840110 VIRGINIA LYNN SUB NO 3 LOT 18 179-124-18	\$249,300
	MARIANNE D SNOWDEN LIVING TRUST 1112 AURORA CT HOMER AK 99603-7700	T 6S R 13W SEC 21 Seward Meridian HM 0840110 VIRGINIA LYNN SUB NO 3 LOT 19 179-124-19	\$179,500
		T 6S R 13W SEC 21 Seward Meridian HM 0840110 VIRGINIA LYNN SUB NO 3 LOT 20 179-124-20	\$32,700
	SOARES MANUEL J 3101 E COTTLE LOOP WASILLA AK 99654-7260	T 6S R 13W SEC 21 Seward Meridian HM 0610256 VIRGINIA LYNN SUB LOT 5 179-124-24	\$37,100

**PETITION FOR ROAD RECONSTRUCTION AND PAVING
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	STEVEN L ROUSE 385 W KATMAI AVE SOLDOTNA AK 99669-7315	T 6S R 13W SEC 21 Seward Meridian HM 2005077 VIRGINIA LYNN SUB NO 6 LOT 4A 179-124-30	\$32,400
		T 6S R 13W SEC 21 Seward Meridian HM 0610256 VIRGINIA LYN SUB LOT 30 179-131-05	\$37,100
	JOSHUA A GARVEY 4037 MATTOX RD HOMER AK 99603-7734	T 6S R 13W SEC 21 Seward Meridian HM 2005077 VIRGINIA LYNN SUB NO 6 LOT 4B 179-124-31	\$260,700
	LOUIS M & ALICE J KRIVITSKY PO BOX 1321 HOMER AK 99603-1321	T 6S R 13W SEC 21 Seward Meridian HM 0610256 VIRGINIA LYN SUB LOT 29 179-131-06	\$235,600
	THOMAS R & DEBORA A KERNS PO BOX 4042 HOMER AK 99603-4042	T 6S R 13W SEC 21 Seward Meridian HM 0610256 VIRGINIA LYN SUB LOT 28 179-131-07	\$196,900
	JOEL ROGER WRIGHT 421 227TH LN NE SAMMAMISH WA 98074-5020	T 6S R 13W SEC 21 Seward Meridian HM 0610256 VIRGINIA LYN SUB LOT 26 179-131-09	\$215,800

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**PETITION FOR ROAD RECONSTRUCTION AND PAVING
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	JOHN I ULRICH 1233 COOK WAY HOMER AK 99603-7746	T 6S R 13W SEC 21 Seward Meridian HM 0610256 VIRGINIA LYN SUB LOT 25 179-131-10	\$175,200
	EVELYN WHITAKER PO BOX 1517 ROHNERT PARK CA 94927-1517	T 6S R 13W SEC 21 Seward Meridian HM 0610256 VIRGINIA LYN SUB LOT 24 179-131-11	\$39,000
	NORMAN E SCHNEIDER PO BOX 3338 HOMER AK 99603-3338	T 6S R 13W SEC 21 Seward Meridian HM 0000000 FRITZ SUB LOT 4 179-140-01	\$285,300
	LELAND T & BONNIE L HANKINS 4050 MATTOX RD HOMER AK 99603-7735	T 6S R 13W SEC 21 Seward Meridian HM 0840051 FRITZ SUB UNIT 2 LOT 1 179-140-07	\$256,700
	WAYNE BIESSEL 1276 BELUGA CT HOMER AK 99603-7730	T 6S R 13W SEC 21 Seward Meridian HM 0840051 FRITZ SUB UNIT 2 LOT 2 179-140-08	\$146,500
	EARL D BOWERSOX 1268 BELUGA CT HOMER AK 99603-7730	T 6S R 13W SEC 21 Seward Meridian HM 0840051 FRITZ SUB UNIT 2 LOT 3 179-140-09	\$223,900

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IN WITNESS WHEREOF, we have set our hands:

Signature/Date (Phone Number Optional)	Property Owner(s) Name & Address	Legal Description & Parcel Number	Assessed Property Value
	SHIRLEY S BUE REVOCABLE TRUST 3900 HAMPTON DR ANCHORAGE AK 99504-4526	T 6S R 13W SEC 21 Seward Meridian HM 0840051 FRITZ SUB UNIT 2 LOT 4 179-140-10	\$249,800
	PETER C & LAURA W NORTON 1292 BELUGA CT HOMER AK 99603-7730	T 6S R 13W SEC 21 Seward Meridian HM 0840051 FRITZ SUB UNIT 2 LOT 5 179-140-11	\$123,600
	MICHAEL J ETZWILER 1312 BELUGA CT HOMER AK 99603-7730	T 6S R 13W SEC 21 Seward Meridian HM 0840051 FRITZ SUB UNIT 2 LOT 6 179-140-12	\$271,400
	SHARON MARIE FORD 161 OHLSON LN HOMER AK 99603-7802	T 6S R 13W SEC 21 Seward Meridian HM 0840051 FRITZ SUB UNIT 2 LOT 7 179-140-13	\$179,100
	MICHAEL A & SHARON LYNN RYCKMAN 1325 BELUGA CT HOMER AK 99603-7730	T 6S R 13W SEC 21 Seward Meridian HM 0840051 FRITZ SUB UNIT 2 LOT 8 179-140-14	\$174,800
	JEFFERSON J HUNTSMAN 1313 BELUGA CT HOMER AK 99603-7730	T 6S R 13W SEC 21 Seward Meridian HM 0840051 FRITZ SUB UNIT 2 LOT 9 179-140-15	\$172,700

460

**PETITION FOR ROAD RECONSTRUCTION AND PAVING
FOR MATTOX, VIRGINIA LYNN, & FRITZ SUBDIVISIONS**

Alice Porter of 1318 Iris Court, Homer, Alaska, filed a request for road reconstruction and paving improvements.

Request Date: February 27, 2015

District Name: Mattox, Virginia Lynn, Fritz Subdivision Road Reconstruction and Paving Improvements

Requested: Water Sewer Road Reconstruction Paving

We the undersigned owners of real property fronting, predominately, Mattox Road, Beluga Court, Beluga Circle, Aurora Court, Iris Court and Cook Way within Mattox, Virginia Lynn, and Fritz Subdivisions within the City of Homer, Alaska, request that a Homer Accelerated Roads and Trails Program Special Assessment District for road reconstruction and paving improvements be created to include the properties listed below. We represent the owners of at least one-half or more in value of the real property to be benefited by these improvements.

Pursuant to the Homer Accelerated Roads and Trails Program, property owner contribution to road improvements is \$30 per front foot for gravel and \$17 per front foot for paving. Projects will be authorized only after a public hearing to insure public participation in the process.

If you are in favor of these improvements please sign in the Signature and Date slot. Please date your signature. We ask that you include your phone number for future reference, although this is not mandatory. **Deadline for this petition is June 26, 2015.** For this petition to be sufficient, signatures representing at least one half or more in value of the real property to be benefitted must be secured. If sufficient, a neighborhood meeting will be held.

IN WITNESS WHEREOF, we have set our hands:

Signature/Date (Phone Number Optional)	Property Owner(s) Name & Address	Legal Description & Parcel Number	Assessed Property Value
	VETERANS AFFAIRS SECRETARY OF 155 VAN GORDON ST LAKEWOOD CO 80228-1709	T 6S R 13W SEC 21 Seward Meridian HM 0840051 FRITZ SUB UNIT 2 LOT 10 179-140-16	\$191,100
	CYNTHIA L NELSON 1281 BELUGA CT HOMER AK 99603-7730	T 6S R 13W SEC 21 Seward Meridian HM 0840051 FRITZ SUB UNIT 2 LOT 11 179-140-17	\$219,300
	LU ANNA LOVELACE 1261 BELUGA CT HOMER AK 99603-7730	T 6S R 13W SEC 21 Seward Meridian HM 0840051 FRITZ SUB UNIT 2 LOT 12 179-140-18	\$155,600
	DIANE L SADLER 1241 BELUGA CT HOMER AK 99603-7730	T 6S R 13W SEC 21 Seward Meridian HM 0840051 FRITZ SUB UNIT 2 LOT 13 179-140-19	\$133,100
		T 6S R 13W SEC 21 Seward Meridian HM 0840051 FRITZ SUB UNIT 2 LOT 14 179-140-20	\$29,600
	JENNIFER BOOZ 3976 MATTOX RD HOMER AK 99603-7733	T 6S R 13W SEC 21 Seward Meridian HM 0840051 FRITZ SUB UNIT 2 LOT 15 179-140-21	\$254,300

461

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IN WITNESS WHEREOF, we have set our hands:

Signature/Date (Phone Number Optional)	Property Owner(s) Name & Address	Legal Description & Parcel Number	Assessed Property Value
	CHRISTOPHER D & KRISTA M ETZWILER 3966 MATTOX RD HOMER AK 99603-7733	T 6S R 13W SEC 21 Seward Meridian HM 0840051 FRITZ SUB UNIT 2 LOT 16 179-140-22	\$252,500
	GARY A SYTH Jr 3958 MATTOX RD HOMER AK 99603-7733	T 6S R 13W SEC 21 Seward Meridian HM 0840051 FRITZ SUB UNIT 2 LOT 17 179-140-23	\$288,200
	DAVID G ROSENEAU PO BOX 3467 HOMER AK 99603-3467	T 6S R 13W SEC 21 Seward Meridian HM 0840051 FRITZ SUB UNIT 2 LOT 18 179-140-24	\$162,600
		T 6S R 13W SEC 21 Seward Meridian HM 0840051 FRITZ SUB UNIT 2 LOT 19 179-140-25	\$45,700
	STEVEN C BAMBAKIDIS 2916 SE 21ST AVE PORTLAND OR 97202-2241	T 6S R 13W SEC 21 Seward Meridian HM 0840051 FRITZ SUB UNIT 2 LOT 20 179-140-26	\$311,500
	ALICE D PORTER 1318 IRIS CT HOMER AK 99603-7743	T 6S R 13W SEC 21 Seward Meridian HM 0840051 FRITZ SUB UNIT 2 LOT 21 179-140-27	\$185,900

462

**PETITION FOR ROAD RECONSTRUCTION AND PAVING
FOR MATTOX, VIRGINIA LYNN, & FRITZ SUBDIVISIONS**

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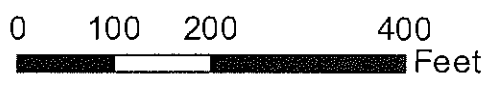
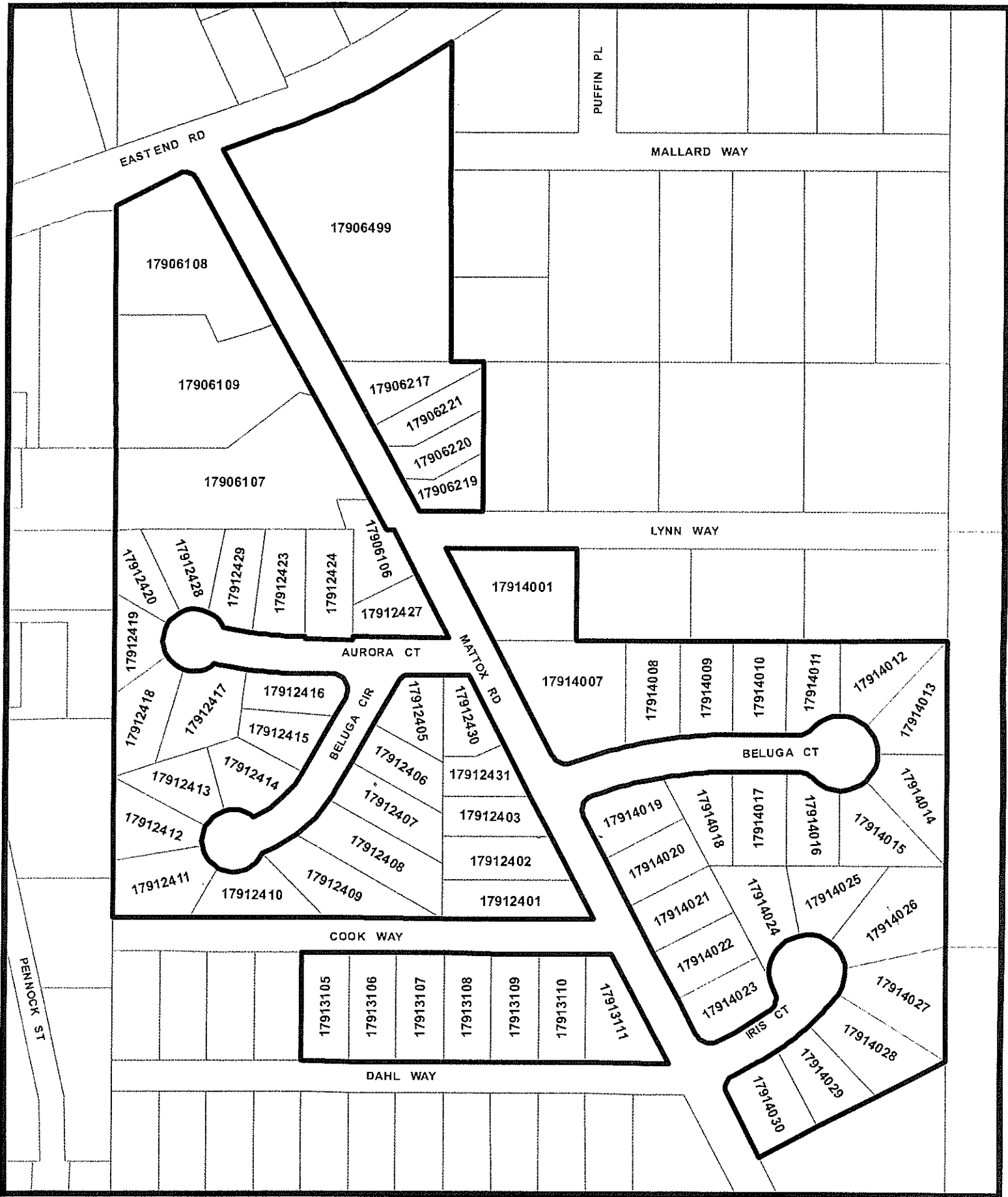
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IN WITNESS WHEREOF, we have set our hands:

Signature/Date (Phone Number Optional)	Property Owner(s) Name & Address	Legal Description & Parcel Number	Assessed Property Value
	KEITH E ERICKSON PO BOX 4381 HOUSTON TX 77210-4381	T 6S R 13W SEC 21 Seward Meridian HM 0840051 FRITZ SUB UNIT 2 LOT 22 179-140-28	\$70,800
	JOEY KRASZESKI 4690 NATALIE CIR HOMER AK 99603-9268	T 6S R 13W SEC 21 Seward Meridian HM 0840051 FRITZ SUB UNIT 2 LOT 23 179-140-29	\$71,400
	DAVID L STEPHENS 1241 IRIS CT HOMER AK 99603-7744	T 6S R 13W SEC 21 Seward Meridian HM 0840051 FRITZ SUB UNIT 2 LOT 24 179-140-30	\$234,500

463



Mattox Sad

 Mattox SAD Boundary

465

**CITY OF HOMER
HOMER, ALASKA**

Van Dyke

RESOLUTION 15-063

A RESOLUTION OF THE HOMER CITY COUNCIL AUTHORIZING DEFERRED ASSESSMENTS TO THE HOMER NATURAL GAS DISTRIBUTION SPECIAL ASSESSMENT DISTRICT FOR LOTS THAT WERE SPLIT AS A RESULT OF THE CONSTRUCTION OF KACHEMAK DRIVE.

WHEREAS, In 2013 the Homer City Council initiated a City-wide Homer Natural Gas Distribution Special Assessment District (“District”) to bring natural gas to City of Homer parcels; and

WHEREAS, Resolution 15-017 confirmed the assessment roll for the District; and

WHEREAS, The final assessment roll for the District included parcels on Kachemak Drive that were divided into two lots as a result of the construction of Kachemak Drive yet were originally considered one parcel; and

WHEREAS, Resolution 06-74 defers Kachemak Drive Homer Accelerated Water and Sewer Program assessments for these lots.

NOW, THEREFORE, BE IT RESOLVED that the Homer City Council hereby authorizes deferred assessments for lots that were split as a result of the construction on Kachemak Drive as follows:

1. Parcels being considered are the following:

Government Lot 2, North of Kachemak Drive KPB Parcel No. 17936024
Government Lot 15, West of Kachemak Drive KPB Parcel No. 17908013
Government Lot 17, West of Kachemak Drive KPB Parcel No. 17908021
Government Lot 26, West of Kachemak Drive KPB Parcel No. 17908027

2. The deferred assessments for these four parcels is to alleviate undo financial hardship to the property owners of the split lots with regard to natural gas assessments, since these originally were considered, legally, one parcel; and
3. Should construction take place on any of these parcels, then the payment of deferred assessment would be required; and



City of Homer

www.cityofhomer-ak.gov

Office of the City Manager

491 East Pioneer Avenue
Homer, Alaska 99603

citymanager@cityofhomer-ak.gov

(p) 907-235-8121 x2222

(f) 907-235-3148

Memorandum 15-119

TO: Mayor Wythe and Homer City Council
FROM: Katie Koester, City Manager
DATE: July 21, 2015
SUBJECT: Exempting Properties on Kachemak Drive - Resolution 15-063

The purpose of this memo is to provide more information on Resolution 15-063, exempting certain properties from the Natural Gas HSAD.

Councilmember Van Dyke asked for a resolution to be drafted addressing the objection to the Natural Gas SAD two property owners, Tolman and Hodnik, brought to the Council's attention. Their property on Kachemak Drive was subdivided into two lots with the construction of Kachemak Drive.

In 2006 the City Council deferred the water sewer assessment for 6 lots on Kachemak Drive that were not created by the initiative of the lot owner until the sale or development of the lot (Resolution 06-74). Resolution 15-063 applies the same standard to properties on Kachemak Drive in the Natural Gas HSAD.

17908013, Eriksson LLC, GVT Lot 15 W of Kachemak Drive
17908021, Rehder, GVT Lot 17 W of Kachemak Drive
17908027, Tolman, GVT Lot 26 W of Kachemak Drive
17936024, Hodnik, GVT Lot 2 North of Kachemak Drive

Resolution 06-74 included 2 other lots that have since been developed and are now making payments into the Kachemak Drive Water Sewer SAD.

March 10, 2015
Vickey J. Hodnik
PO Box 1836
Homer, Alaska 99603

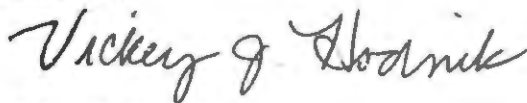
Dear City of Homer,

This letter pertains to the natural gas assessment and my desire to reacquaint you with Resolution 05-93. This resolution pertains to parcels of land that were cut into pieces when Kachemak Dr. was laid down. The resolution states that only one assesement can be charged to the original parcel. My land is a part of Governement Lot 2.....one part is north of Kachemak Dr. and the other is on the south side of the street.

In the late 1990's I purchased the small lot on the north side from Fred Carroll it was a part of the original homesite, and he purchased it to have water for his home. In 2000 I gave the city easement for sewer and water, phase 1, so that five of my neighbors could have sewer and water. However, I did not receive the utility. I had no time to drop the lot lines, as the project was ready to begin, and the city wanted to include the five extra homes. This lot is small, has easements, is partly under Lampert Lake and the rest is swamp not developable and already has an easement for sewer and water! I would ask the city not to assess me for this small lot because of the above mentioned facts. I am in the process of a surveyor redoing the plat and dropping those mentioned lot lines and returning the parcel to it's original form.

Thank you for this consideration and I will be awaiting a response.

Sincerely,



Vickey J. Hodnik



KPB Parcel Viewer



Printed: Mar 05, 2015

→ 2690 Kachemak Dr.



Home > City Resolutions > City Resolutions 1983 - 2010

City Resolutions 1983 - 2010

City Resolutions 1983 - 2010

CITY OF HOMER

HOMER, ALASKA

Novak

RESOLUTION 05-93

A RESOLUTION OF THE HOMER CITY COUNCIL AUTHORIZING HOMER ACCELERATED WATER AND SEWER PROGRAM DEFERRED WATER AND/OR SEWER ASSESSMENTS FOR LOTS THAT WERE SPLIT AS A RESULT OF THE CONSTRUCTION OF KACHEMAK DRIVE AND THAT ARE IN THE KACHEMAK DRIVE PHASE I, PHASE II OR PHASE III WATER AND/OR SEWER IMPROVEMENT/ASSESSMENT DISTRICT PROJECTS AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE APPROPRIATE DOCUMENTS.

WHEREAS, There is one lot in the Kachemak Drive Phase I Sewer District and the Kachemak Phase I Water District that was originally one lot and was split by the construction of Kachemak Drive; and

WHEREAS, Kachemak Drive Phase II Water and Sewer District contains six lots that were originally one parcel and were split by the construction of Kachemak Drive; and

WHEREAS, Kachemak Drive Phases I and II Water and/or Sewer Districts have been approved for construction; and

WHEREAS, Kachemak Drive Phase III Water and Sewer District is in the petition phase, may have one lot that was split, and has not been evaluated since it is still in the petition phase; and

WHEREAS, The creation of two lots was not the result of any action of the owner or previous owners; and

WHEREAS, As a result of being divided by the construction of Kachemak Drive, these lots went from one tax parcel number to being assigned two tax parcel numbers by the Kenai Peninsula Borough; and

WHEREAS, As they have always done, property owners residing on the property live on only one lot.

NOW, THEREFORE, BE IT RESOLVED, that the Homer City Council hereby authorizes Homer Accelerated Water and Sewer Program Deferred Assessments for lots that were split as a result of the construction of Kachemak Drive and that are in the Kachemak Drive Phase I, II or III water and/or sewer Improvement/Assessment District Projects until the date on which the lots are sold or a permit for construction is applied for, and authorizing the City Manager to execute the appropriate documents.

Parcels being considered are the following:

Government Lot 2, South Portion KPB Parcel No. 179-360-0200 Phase I

Government Lot 15, West of Kachemak Drive KPB Parcel No. 179-080-1300 Phase II

Government Lot 16, West of Kachemak Drive KPB Parcel No. 179-080-1900 Phase II

Page Three

City of Homer

Government Lot 17, West of Kachemak Drive KPB Parcel No. 179-080-2100 Phase II

Government Lot 26, West of Kachemak Drive KPB Parcel No. 179-080-2700 Phase II

Government Lot 32, West of Kachemak Drive KPB Parcel No. 179-080-3900 Phase II

Government Lot 38, West of Kachemak Drive KPB Parcel No. 179-100-0400 Phase II

PASSED and ADOPTED by the Homer City Council on this 12th day of September, 2005.

CITY OF HOMER

ATTEST: JAMES C. HORNADAY, MAYOR

Signature	Signature	Signature	Signature	Additional Info
[Signature]	[Signature]	[Signature]	[Signature]	[Additional Info]
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[Signature]	[Signature]	[Signature]	[Signature]	[Additional Info]

March 4, 2015

MAR 04 2015 AM 11:26

To the City Council and office of the City Clerk of Homer,

Objection to the Homer Natural Gas Special Assessment District, Statement of Assessment

Regarding:

Government Lot 26, West of Kachemak Drive KPB Parcel No. 17908027
and associated parcel

Government Lot 26, East of Kachemak Drive KPB Parcel No. 17908028

We wish to request that the City of Homer correct the assessment on lots which had been legally one single parcel prior to the construction of Kachemak Dr. Our lots, 26 W and 26 E, were one such single lot before the road was built. Following the construction of Kachemak Dr., Lot 26 W has remained unimproved, all buildings and use occurring solely on Lot 26 E. By assessing both lots, we believe the city to be creating a "double assessment", in essence, which places undo financial hardship on property owners who involuntarily had their lot split.

We request that the city consider the precedent set by the deferred water and sewer assessments as recorded in RESOLUTION 06-74 on June 26, 2006. In this resolution, the city granted a deferred assessment to seven parcels along Kachemak drive. Stating that the deferred assessment intended to alleviate undo financial hardship on property owners, the lots were granted a deferral with the following understanding:

"Should construction take place on any of these parcels, that includes or requires water and/or sewer connection then the payment of the deferred assessment would be required..."

A copy of the full resolution has been attached to this letter.

We believe that this same deferral ought to apply to the present Natural Gas Special Assessment. Like sewer and water, natural gas is a public utility. We request that only Lot 26 E receive an assessment for the recent natural gas construction. Lot 26 W, being the unimproved lot, should receive a deferral of assessment. **If a deferred assessment was granted in the case of water and sewer, we argue that the same should be granted in the case of natural gas.**

Sincerely,

Colin and Cheryl Tolman
Owners of Lots 26 E and W
P.O. Box 1373
Homer, AK, 99603
(603) 831-3956

**CITY OF HOMER
HOMER, ALASKA**

City Clerk

RESOLUTION 06-74

1 A RESOLUTION OF THE HOMER CITY COUNCIL
2 CLARIFYING THE INTENT OF RESOLUTION 05-93,
3 AUTHORIZING HOMER ACCELERATED WATER AND SEWER
4 PROGRAM DEFERRED WATER AND/OR SEWER
5 ASSESSMENTS FOR LOTS THAT WERE SPLIT AS A RESULT
6 OF THE CONSTRUCTION OF KACHEMAK DRIVE.
7

8 WHEREAS, Resolution 05-93 was submitted by Councilmember Novak in response to
9 concerns of the property owners as to double assessments, so to speak, with regard to the split lots
10 on Kachemak Drive; and
11

12 WHEREAS, The real estate community, title companies and buyers and sellers have had
13 numerous concerns with regard to the intent of Resolution 05-93; and
14

15 WHEREAS, It is in the best interest of the City, property owners and the assessment district
16 to clarify the intent of Resolution 05-93 and to better spell out that intent.
17

18 NOW, THEREFORE, BE IT RESOLVED NOW, THEREFORE, BE IT RESOLVED, that
19 the Homer City Council hereby clarifies the intent of Resolution 05-93, authorizing Homer
20 Accelerated Water and Sewer Program deferred water and or sewer assessments for lots that were
21 split as a result of the construction of Kachemak Drive, as follows:
22

23 1. Parcels being considered are the following:
24

25 Government Lot 2, South Portion KPB Parcel No. 179-360-0500 Phase I (In error in
26 Resolution 05-93 this was listed as KPB Parcel No. 179-360-0200)

27 Government Lot 15, West of Kachemak Drive KPB Parcel No. 179-080-1300 Phase II

28 Government Lot 16, West of Kachemak Drive KPB Parcel No. 179-080-1900 Phase II

29 Government Lot 17, West of Kachemak Drive KPB Parcel No. 179-080-2100 Phase II

30 Government Lot 26, West of Kachemak Drive KPB Parcel No. 179-080-2700 Phase II

31 Government Lot 32, West of Kachemak Drive KPB Parcel No. 179-080-3900 Phase II

32 Government Lot 38, West of Kachemak Drive KPB Parcel No. 179-100-0400 Phase II
33

34 2. The deferred assessments for these six parcels is to alleviate undo financial hardship to the
35 property owners of the split lots with regard to water and sewer assessments, since these originally
36 were considered, legally, one parcel; and
37

38 3. Should construction take place on any of these parcels, that includes or requires water
39 and/or sewer connection then the payment of the deferred assessment would be required; and
40

41 4. Should any one of these, above listed, parcels be sold separate from its associated parcel,
42 making the above listed portion of that parcel a separate parcel in entirety; then the payment of the
43 deferred assessment would be required (See number 5.); and

48 4. continued: Associated parcels are as listed below.
49

- 50 Government Lot 2, North of Kachemak Drive, 179-360-2400 Phase I
- 51 Government Lot 15, East of Kachemak Drive KPB Parcel No. 179-080-1400 Phase II
- 52 Government Lot 16, East of Kachemak Drive KPB Parcel No. 179-080-2000 Phase II
- 53 Government Lot 17, East of Kachemak Drive KPB Parcel No. 179-080-2200 Phase II
- 54 Government Lot 26, East of Kachemak Drive KPB Parcel No. 179-080-2800 Phase II
- 55 Government Lot 32, East of Kachemak Drive KPB Parcel No. 179-080-4000 Phase II
- 56 Government Lot 38, East of Kachemak Drive KPB Parcel No. 179-100-0500 Phase II

57
58 ~~5. If the property owner sells the entire split lot (both sides of Kachemak Drive) then the~~
59 ~~deferred assessment status would pass on to the new owner with all the stipulations of this~~
60 ~~Resolution; and~~
61

62 BE IT FURTHER RESOLVED, that the attached document regarding these deferred
63 assessments shall be recorded in the Homer Recording District; and
64

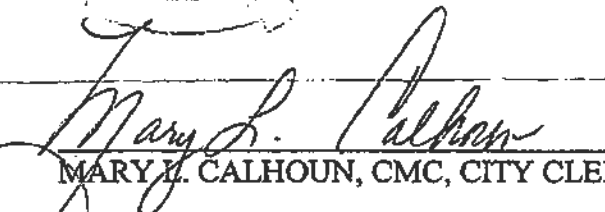
65 BE IT FURTHER RESOLVED, that these deferments shall be reflected in the Preliminary
66 and Final Assessment Rolls.
67

68 PASSED and ADOPTED by the Homer City Council on this 26th day of June, 2006.
69

70
71
72
73
74
75 ATTEST

CITY OF HOMER


JAMES C. HORNADAY, MAYOR

76
77
78
79 
80 MARY L. CALHOUN, CMC, CITY CLERK
81

82 Fiscal Note: Via Preliminary Assessment Roll: 1 parcel at 31,019.22, 6 parcels at \$28,586.80. To be
83 paid by the Homer Accelerated Water and Sewer Program.
84

COMMENTS OF THE AUDIENCE
COMMENTS OF THE CITY ATTORNEY
COMMENTS OF THE CITY CLERK
COMMENTS OF THE CITY MANAGER
COMMENTS OF THE MAYOR
COMMENTS OF THE CITY COUNCIL
ADJOURNMENT

