



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

Agenda Changes/Supplemental Packet

TO: MAYOR CASTNER AND HOMER CITY COUNCIL
FROM: MELISSA JACOBSEN, MMC, CITY CLERK
DATE: SEPTEMBER 14, 2020
SUBJECT: REGULAR MEETING AGENDA CHANGES AND SUPPLEMENTAL PACKET

CONSENT AGENDA

Ordinance 20-59, An Ordinance of the City Council of Homer, Alaska Amending Homer City Code to Create Chapter 21.17 Medical Zoning District; Amending Homer City Code 21.58.030, Permission for Communications Towers, Adding the Medical Zoning District; Amending Homer City Code 21.60.060 Signs on Private Property, Adding the Medical Zoning District; Amending Homer City Code 21.10.020 Zoning Districts to Include the Medical District; and Amending the Homer City Zoning Map to Rezone a Portion of the Residential Office (RO) Zoning District to Include Medical (M) Zoning District. Planning Commission.

Memorandum 20-143 from Public Works Director as backup Page 2

ANNOUNCEMENTS/PRESENTATIONS/REPORTS

Economic Relief Grant Programs Report Written Report Page 8

PUBLIC HEARING

Tasmania Court Water Improvement Special Assessment District Page 10

Memorandum 20-142 from City Clerk as backup

Ordinance 20-54, An Ordinance of the City Council of Homer, Alaska Amending the 2020 Capital Budget by Appropriating \$45,000 from the HART Trails Fund for Completion of the Poopdeck Trail. Venuti.

Written public comment Page 28



City of Homer

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Planning

491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us

(p) 907-235-3106

(f) 907-235-3118

Memorandum 20-143

TO: MAYOR CASTNER AND THE HOMER CITY COUNCIL
THROUGH: ROB DUMOUCHEL
FROM: RICK ABBOUD, AICP, CITY PLANNER
DATE: SEPTEMBER 14, 2020
SUBJECT: ORDINANCE 20-59 PROPOSED ZONING MAP AMENDMENT, MEDICAL DISTRICT

This memo introduces the ordinance but was inadvertently missing from the packet. Additionally, the packet version of Ordinance 20-59 is missing the amended Homer Zoning Map (Exhibit B) and accompanying list of affected parcels (Exhibit A). Those exhibits are attached to this memo.

The Homer Planning Commission recommends that the City Council approve the zoning map and text amendment establishing a medical district in the vicinity of South Peninsula Hospital, as suggested for investigation by the 2018 Homer Comprehensive Plan.

The Planning Commission has recommended the rezone of a portion of the Residential Office (RO) District to create the Medical (M) District. Several comprehensive plans have called for investigating the establishment of a new district as more and more medical offices and clinics have located in proximity of the hospital. This action recognizes the changed conditions over time and the on-going demand for medical offices near the hospital.

The Commission deliberated on the subject after a moratorium was established for non-residential CUP's in the areas adjacent to the hospital. The rezone was the subject of 14 regular and worksession meetings of the Commission, this included a neighborhood meeting and two public hearings. The neighborhood meeting and the first public hearing elicited dozens of public comments and the last public hearing (as a result of reconsideration) had no public testimony.

The new district highlights include the addition of medical clinics a permitted use (previously a conditional use) and allows for structures more than 35' to 65' tall with an approved Conditional Use Permit (CUP). Developmental standards now include that non-residential construction be screened from dwellings. The district is not a complete departure from the standards found in the RO District and CUP's are triggered by a development of over 8000

square feet or that contain a building area in excess of 30%, a standard found in most other districts.

Attachments: Exhibits A & B. Note, the packet includes the text of Ordinance 20-59 beginning on page 97. Following that are all of the related Planning Commission staff reports and meeting minutes.

Exhibit A

Parcel ID	Legal Description
17505303	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 3 BLK 7
17505306	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 6 BLK 7
17505307	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 7 BLK 7
17505610	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 10 BLK 6
17505612	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 2005061 FAIRVIEW SUB FLYUM ADDN LOT 2A BLK 6
17505614	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 2010027 FAIRVIEW SUB NO 16 2010 REPLAT LOT 6-A2 BLOCK 6
17506106	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 6 BLK 10
17506205	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 1 BLK 5
17506504	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 10 BLK 4
17505304	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 4 BLK 7
17505305	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 5 BLK 7
17506102	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 2 BLK 10
17506103	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 3 BLK 10
17506105	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 5 BLK 10
17506402	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 15 BLK 4
17506403	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 14 BLK 4
17506505	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 9 BLK 4
17506512	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 2 BLK 4
17506513	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 1 BLK 4
17513307	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 29-A
17513311	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 26-A1
17513323	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 7-A
17513324	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 8-A
17513329	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 12-A
17513347	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2009018 BUNNELL'S SUB NO 22 LOT 22-A2
17506508	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 6 BLK 4
17506516	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB THE WEST 18 FT 7 IN OF LOT 7 & ALL OF LOT 8 BLK 4
17513223	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0000049 BUNNELLS SUB LOT 45 THE EAST PORTION THEREOF
17513225	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0780044 BUNNELL'S SUB REPLAT LOTS 27 & 28 LOT 27B
17513226	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0780044 BUNNELL'S SUB REPLAT LOTS 27 & 28 LOT 28B
17513313	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 24-A1
17513314	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 23-A1
17513319	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 3-A-1

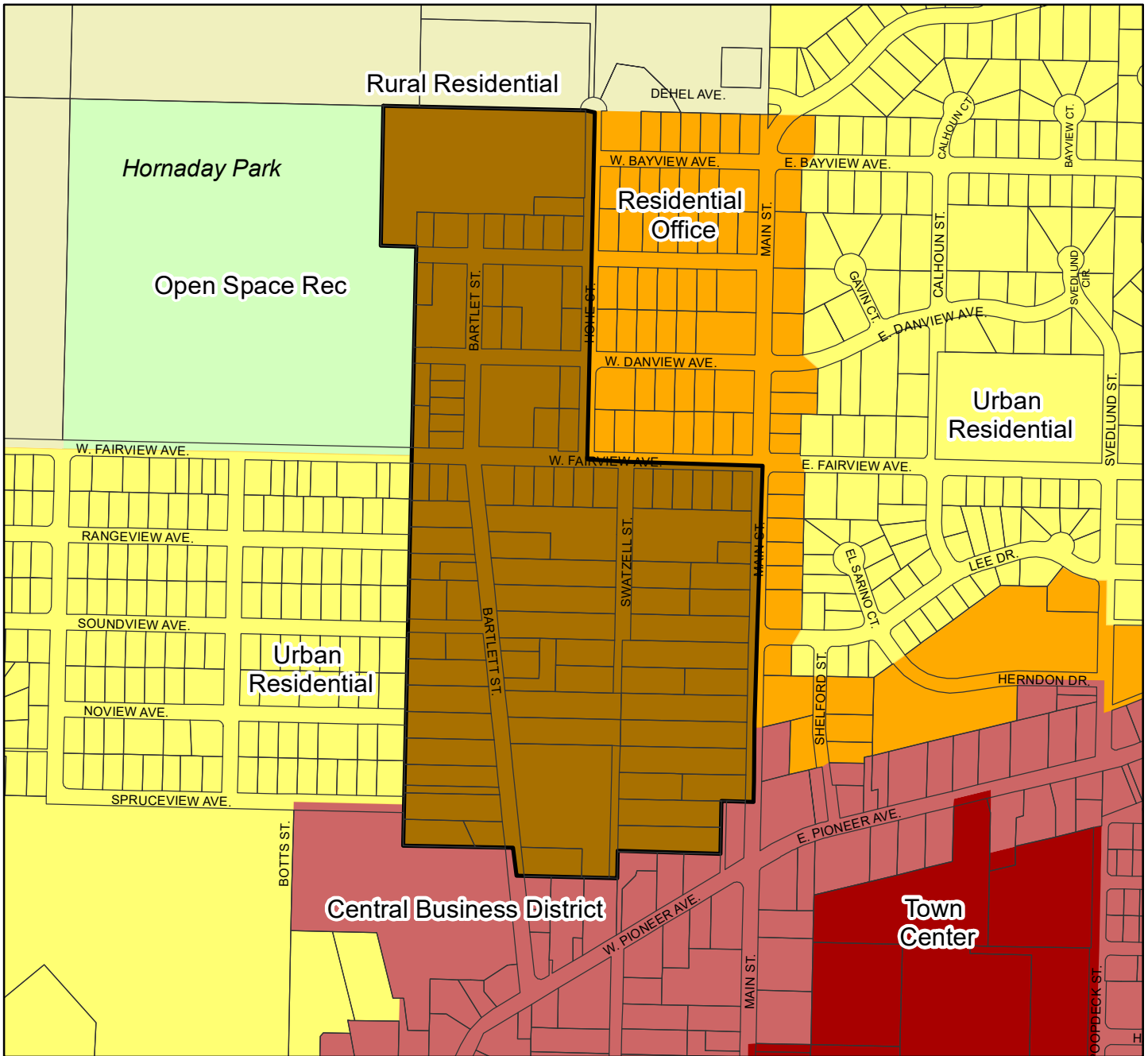
Exhibit A

Parcel ID	Legal Description
17513321	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 5-A-1
17513339	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0970075 BUNNELLS SUB MASTOLIER ADDN LOT 6-A-2
17513342	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2006065 BUNNELL'S SUB FORTIN REPLAT LOT 27-C1
17513348	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2013010 BUNNELL'S SUB NO 23 LOT A-1
17514222	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0000049 BUNNELLS SUB LOT 50
17514223	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0000049 BUNNELLS SUB LOT 51
17504024	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 2008092 SOUTH PENINSULA HOSPITAL SUB 2008 ADDN TRACT A2
17505205	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 2009043 FAIRVIEW SUB HALPIN ADDN LOT 2A BLK 8
17505509	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 2004101 FAIRVIEW SUB 2003 ADDN LOT 1-A BLK 9
17505601	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 5 BLK 6
17505613	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 2010027 FARIVIEW SUB NO 16 2010 REPLAT LOT 6-A1 BLOCK 6
17506104	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 4 BLK 10
17506107	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 7 BLK 10
17506212	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0850028 FAIRVIEW SUB NO 11 LOT 2-A BLK 5
17506401	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 16 BLK 4
17506510	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 4 BLK 4
17506511	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 3 BLK 4
17513222	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0000049 BUNNELLS SUB LOT 45 THE WEST PORTION THEREOF
17513312	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 25-A1
17513318	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 2-A
17513325	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 9-A
17513326	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 10-A
17513327	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 11-A
17513330	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 13-B
17513338	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0970075 BUNNELLS SUB MASTOLIER ADDN LOT 6-A-1
17514122	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0000049 BUNNELLS SUB PTN OF LT 13 BEGINNING @SW CORNER OF LOT; TH N100 FT; TH E230 FT TO CTR OF STREAM BED BISECTING LOT; TH SE TO POINT WHERE STREAM CTR INTERSECTS SOUTH LINE OF LOT; TH W 283 FT TO POB
17531003	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0830122 FAIRNELL SUB AMD LOT 41-B
17531005	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0830122 FAIRNELL SUB AMD LOT 43-A
17531007	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0830122 FAIRNELL SUB AMD LOT 41-A
17531021	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0790131 HARBOR RIDGE SUB LOT 5 EXCLUDING SLOPE EASEMENT
17513217	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0000049 BUNNELLS SUB LOT 44








Exhibit A

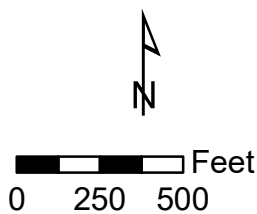
Parcel ID	Legal Description
17505202	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 4 BLK 8
17505302	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 1 BLK 7
17505501	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 6 BLK 9
17505605	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 1 BLK 6
17506101	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 1 BLK 10
17506210	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 10 BLK 5
17506211	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0850028 FAIRVIEW SUB NO 11 LOT 9-A BLK 5
17506502	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 12 BLK 4
17506503	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 11 BLK 4
17506509	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 5 BLK 4
17513219	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0000049 BUNNELLS SUB LOT 46
17513220	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0000049 BUNNELLS SUB LOT 47
17513221	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0000049 BUNNELLS SUB LOT 48 EXCLUDING SLOPE ESMT
17513306	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 30-A
17513316	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 13-C
17513317	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 1-A
17513320	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 3-B-1
17513328	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 11-B
17513343	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2006065 BUNNELL'S SUB FORTIN REPLAT LOT 27-C2
17513344	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2006065 BUNNELL'S SUB FORTIN REPLAT LOT 27-C3
17513349	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2013010 BUNNELL'S SUB NO 23 LOT A-2
17514220	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0000049 BUNNELLS SUB LOT 49 THE EAST PTN THEREOF EXCL SLOPE EASEMENT
17514221	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0000258 BUNNELLS SUB LOT 49 THE WEST PTN THEREOF
17513114	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0780121 BUNNELLS REPLAT LOT 4 & N1/2 LOT 5 LOT 4-A
17531004	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0830122 FAIRNELL SUB AMD LOT 42-B
17531006	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0830122 FAIRNELL SUB AMD LOT 42-A
17531024	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0840094 HARBOR RIDGE SUB NO 2 LOT 1-A

Exhibit B



Legend Zoning Districts

-  Central Business District
-  Town Center
-  Rural Residential
-  Urban Residential
-  Residential Office
-  Open Space Rec
-  Medical District



City of Homer
Planning and Zoning Department

5/20/2020

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.



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Homer, Alaska 99603

(p) 907-235-8121

(f) 907-235-3140

CARES Act Economic Relief Grant Programs Update

September 14, 2020

On Tuesday, September 7, 2020 the City of Homer launched three of its four Economic Relief Grant programs:

Nonprofit Economic Relief Grant Program (NERG)

8 Applications received (**0** paper/**8** online)

7 Approved applications as of September 14

0 Denied applications

1 Pending applications

\$62,549.50 Total grants awarded

Childcare Economic Relief Grant Program (CBERG)

0 Applications received (**0** paper/**0** online)

0 Approved applications as of September 14

0 Denied applications

0 Pending applications

\$0 Total grants awarded

Social Services Economic Relief Grant Program (SoSERG)

4 Applications received (**0** paper/**4** online)

3 Approved applications as of September 14

0 Denied applications

1 Pending applications

\$34,884.00 Total grants awarded

For more information please contact Sara Perman | sperman@ci.homer.ak.us | (907) 299-0523

Advertising Efforts to Date

Press releases: A press blast was sent out to local news outlets in conjunction with Legislative Offices and the Homer Chamber.

PSAs: PSAs are running/set to be running on KBBI and Peninsula Radio Group Stations through October 1.

Social Media: The City of Homer Facebook pages have shared the launch of the Economic Relief Grant programs and the respective application links.

Emails: Jody Mastey has sent an email with the launch details to all Nonprofits who had previously contacted her about the SBERG program.

Flyers: Flyers have been designed and will be distributed throughout town.

Next steps: Because of low application numbers, it appears that there needs to be direct outreach to local childcare businesses. I will develop a direct list of businesses to contact and send out an email reminder.

HERG Program Update

The HERG application and policy documents are currently in production. The planned roll out date is next Monday, September 21, 2020. Because the application start date is two weeks later than the other ERGs, the deadline is projected two weeks later on Friday, October 16, 2020.

Staff is discussing the best methods to verify applicant residency in a way that is not overly time consuming and prohibitive to applicants.



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Memorandum 20-142

TO: MAYOR CASTNER AND HOMER CITY COUNCIL

FROM: MELISSA JACOBSEN, MMC, CITY CLERK

DATE: SEPTEMBER 14, 2020

SUBJECT: TASMANIA COURT WATER IMPROVEMENT SPECIAL ASSESSMENT DISTRICT

On January 31, 2020, William Jay Marley Jr, submitted a Special Assessment Petition Application for water only improvements on West Tasmania with payment of the \$100 fee. The application was provided to Public Works, who provided a map of a proposed improvement area. The City Clerk's office prepared and sent an initiation petition to the property owners in the proposed district.

Following the mailing and before the deadline to respond John Crandall, a property owner on West Tasmania who owns a property that was not included in the initial district, requested that his property at the end of the cul-de-sac be included. The proposed district was expanded to include two additional lots.

The Clerk's office received sufficient response to the petition (at least 50% of the total record owners), Public Works was notified, an improvement plan was drafted for the revised district and sent to the property owners, and a neighborhood meeting was held by Zoom meeting on June 16, 2020.

After a neighborhood meeting is held, the next step in the process is to issue a Notice of Right to Object and schedule a public hearing with City Council on the assessment, necessity of the improvement, and on the proposed improvement plan. Per HCC 17.02.050(a) property owners have to be given at least 60 days to respond.

The public hearing information was sent on July 16th however after the neighborhood meeting, property owners began submitting their written requests supporting the district with an amended boundary as seen on the map included with each submission. The letters were put on file to be distributed at the time of the public hearing, along with any objections filed in the noticed time period.

Per HCC 17.02.050, that was revised in September 2019, at the noticed date and time, Council shall hold a public hearing and shall adopt a resolution approving the assessment if Council finds, via resolution, that the improvement is necessary and benefits the properties that will be assessed. I erred and followed old process and scheduled the resolution at the meeting following the public hearing. To resolve this issue a second public hearing will be held on September 28th for the resolution to create the district.

Following the adoption of a resolution creating the district, HCC 17.02.060 comes into play and the City will solicit bids for construction of the improvement and the City will continue with the processes outlined in HCC 17.02.

Attachments:

Petition and Proposed Boundary Map, Proposed Improvement Plan and Revised Proposed Boundary Map, Notice of Right to Object and Public Hearing.



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February 24, 2020

Dear Property Owner:

A request for water-only improvements was made for your neighborhood. The request was made by William Jay Marley, Jr. on January 31, 2020.

A Special Assessment District may be initiated with petition signatures of the record owners of one half or more of the parcels in the proposed district. We have compiled a list of the property owners within the boundaries of the Tasmania Court Water Special Assessment District, including your parcel(s).

If you support the water improvements and wish for the City to schedule a neighborhood meeting to hear more information on the improvement plan, boundaries and costs you will need to sign and return the enclosed Property Owner Petition. By signing, you are indicating that you favor the water improvements. The Property Owner Petition must be returned to the City Clerk by **Tuesday, April 7, 2020.**

If you are not interested in the water 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 Water and Sewer Program, districts shall be assessed 75% property owner share of the project. Projects will be authorized only after City Council holds 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,

Renee Krause, MMC
Deputy City Clerk

Encl. Property Owner Petition
 Map of Proposed Project



Legend

- Waterlines
- - - Proposed_Line
- Parcels Concerned


Coordinate System: NAD 1983 StatePlane Alaska 4 FIPS 5004 Feet
 Projection: Transverse Mercator
 Datum: North American 1983
 False Easting: 1,640,416.6667
 False Northing: 0.0000
 Central Meridian: -150.0000
 Scale Factor: 0.9999
 Latitude Of Origin: 54.0000
 Units: Foot US

**TASMANIA COURT
 WATERLINE EXTENSION
 PROPOSAL**

N
 ↑

200 100 0 200 Feet

13


 DEPT. OF PUBLIC WORKS
 FEBRUARY 3, 2020

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.

CITY OF HOMER, ALASKA
PROPERTY OWNER PETITION

William Jay Marley, Jr., of 795 W Tasmania Court, Homer, Alaska, 99603 filed a request for water only improvements.

Request Date: January 31, 2020

District Name: W. Tasmania Court Special Assessment District (SAD)

Requested: Water Sewer Road Reconstruction Paving

We the undersigned owners of real property fronting, predominately, W. Tasmania Court & South Slope Drive, Barnett's South Slope Subdivision located within the City of Homer, Alaska, request that a Homer Accelerated Water and Sewer Program Special Assessment District for **water-only** 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 Water and Sewer Program, districts shall be assessed 75% property owner share of the project. 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 **Tuesday, April 7, 2020**. For this petition to be sufficient, signatures representing at least one half or more of the real property to be benefitted must be secured. If sufficient, a neighborhood meeting will be held.

Total parcels in this Special Assessment District is 10. Petition signatures of at least 5 of the benefitted parcels is required for the petition to move forward.

IN WITNESS WHEREOF, we have set our hands:

Signature / Date (Phone number Optional)	Owner(s) Name and Address	Legal Description KPB Parcel No.
1.	SUMPTION TERRY L & TRACY L 842 W TASMANIA CT HOMER, AK 99603-8210	T 6S R 13W SEC 17 Seward Meridian HM 0770061 BARNETT'S SOUTH SLOPE SUB LOT 17 BLK 1 KPB#I7702034
2.	FELL MICHAEL W FELL MARY K PO BOX 149 HOMER AK 99603-0149	T 06S R 13W SEC 17 Seward Meridian HM 2017024 BARNETT'S SOUTH SLOPE SUB FELL ADDN LOT 16-A KPB#I7702095
3.	FELL MICHAEL W FELL MARY K PO BOX 149 HOMER AK 99603-0149	T 6S R 13W SEC 17 Seward Meridian HM 0770061 BARNETT'S SOUTH SLOPE SUB LOT 15 BLK 1 KPB#I7702036

CITY OF HOMER, ALASKA
PROPERTY OWNER PETITION

William Jay Marley, Jr., of **795 W Tasmania Court, Homer, Alaska, 99603** filed a request for water only improvements.

Request Date: **January 31, 2020**

District Name: **W. Tasmania Court Special Assessment District (SAD)**

Requested: Water **X** Sewer _ Road Reconstruction _ Paving _

We the undersigned owners of real property fronting, predominately, **W. Tasmania Court & South Slope Drive, Barnett's South Slope Subdivision** located within the City of Homer, Alaska, request that a Homer Accelerated Water and Sewer Program Special Assessment District for **water-only** 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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IN WITNESS WHEREOF, we have set our hands:

Signature / Date (Phone number Optional)	Owner(s) Name and Address	Legal Description KPB Parcel No.
4.	KASSOUNI DICRAN 8173 FLETCHER RD GREENVILLE, MI 48838-9704	T 6S R 13W SEC 17 Seward Meridian HM 0770061 BARNETT'S SOUTH SLOPE SUB LOT 14 BLK 1 KPB#17702037
5.	MARLEY WILLIAM JAY JR MARLEY ERICA SUSAN 795 W TASMANIA CT HOMER AK 99603-8210	T 6S R 13W SEC 17 Seward Meridian HM 0770061 BARNETT'S SOUTH SLOPE SUB LOT 13 BLK 1 KPB#17702038
6.	MARLEY WILLIAM JAY JR MARLEY ERICA S 795 W TASMANIA CT HOMER AK 99603-8210	T 6S R 13W SEC 17 Seward Meridian HM 0770061 BARNETT'S SOUTH SLOPE SUB LOT 12 BLK 1 KPB#17702039

CITY OF HOMER, ALASKA
PROPERTY OWNER PETITION

William Jay Marley, Jr., of **795 W Tasmania Court, Homer, Alaska, 99603** filed a request for water only improvements.

Request Date: **January 31, 2020**

District Name: **W. Tasmania Court Special Assessment District (SAD)**

Requested: Water **X** Sewer _ Road Reconstruction _ Paving _

We the undersigned owners of real property fronting, predominately, **W. Tasmania Court & South Slope Drive, Barnett's South Slope Subdivision** located within the City of Homer, Alaska, request that a Homer Accelerated Water and Sewer Program Special Assessment District for **water-only** 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 Water and Sewer Program, districts shall be assessed 75% property owner share of the project. 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 **Tuesday, April 7, 2020**. For this petition to be sufficient, signatures representing at least one half or more of the real property to be benefited must be secured. If sufficient, a neighborhood meeting will be held.

Total parcels in this Special Assessment District is 10. Petition signatures of at least 5 of the benefitted parcels is required for the petition to move forward.

IN WITNESS WHEREOF, we have set our hands:

Signature / Date (Phone number Optional)	Owner(s) Name and Address	Legal Description KPB Parcel No.
7.	SJOSTEDT DAVID CHANDLER JEANNIE PO BOX 3606 HOMER AK 99603-3606	T 6S R 13W SEC 17 Seward Meridian HM 0770061 BARNETT'S SOUTH SLOPE SUB LOT 11 BLK 1 KPB#17702040
8.	GRANDALL JOHN P & CASS M PO BOX 470 HOMER AK 99603-0470	T 6S R 13W SEC 17 Seward Meridian HM 2000008 BARNETT'S SOUTH SLOPE SUB CRANDA LL ADDN NO 2 LOT 6-A-1 KPB#17702082
9.	WOODS JUDITH A PO BOX 741 HOMER AK 99603-0741	T 6S R 13W SEC 17 Seward Meridian HM 0770061 BARNETT'S SOUTH SLOPE SUB LOT 2 BLK 2 KPB#17702045

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IN WITNESS WHEREOF, we have set our hands:

Signature / Date (Phone number Optional)	Owner(s) Name and Address	Legal Description KPB Parcel No.
10.	GRABER F ELIZABETH HAWFIELD MICHAEL PO BOX 2609 HOMER AK 99603-2609	T 6S R 13W SEC 17 Seward Meridian HM 0770061 BARNETT'S SOUTH SLOPE SUB LOT 1 BLK 2 KPB#17702046



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 28, 2020

Dear Property Owner,

A petition for water improvements for the Tasmania Court Special Assessment District (SAD) resulted in sufficient interest for the district. Pursuant to HCC 17.04.040(b) a neighborhood meeting is scheduled for **Tuesday, June 16, 2020 at 5:30 p.m.** and will be held virtually through Zoom from the City Hall Cowles Council Chambers at 491 E. Pioneer Avenue.

To join the Zoom meeting on your computer go to www.zoom.us and select Join A Meeting. From there follow the prompts to enter the meeting ID and password below. If you prefer to participate by phone only, you may dial any of the numbers below and enter the same meeting ID and password.

Meeting ID: 926 5097 9197 Password: 542345

By Phone- 1-669-900-6833, 1-253-215-8782 or Toll Free 888-788-0099 or 877-853-5247

I will open the meeting by 5:20 p.m. so attendees will have time to log in and test audio before the start time. If you'd like me to email you the meeting information, please email me at clerk@ci.homer.ak.us

The proposed improvement plan is included for your review prior to the meeting. This Special Assessment District was increased by two parcels at the request of a property owner located on Tasmania Court East. Staff will be available at the neighborhood meeting to answer questions on the proposed project, so please plan to attend. For further information contact the City Clerk's Office at 235-3130.

Sincerely,

Renee Krause, MMC
Deputy City Clerk

Encl. Tasmania Court Improvement Plan
Tasmania Court Cost Estimate



City of Homer

www.cityofhomer-ak.gov

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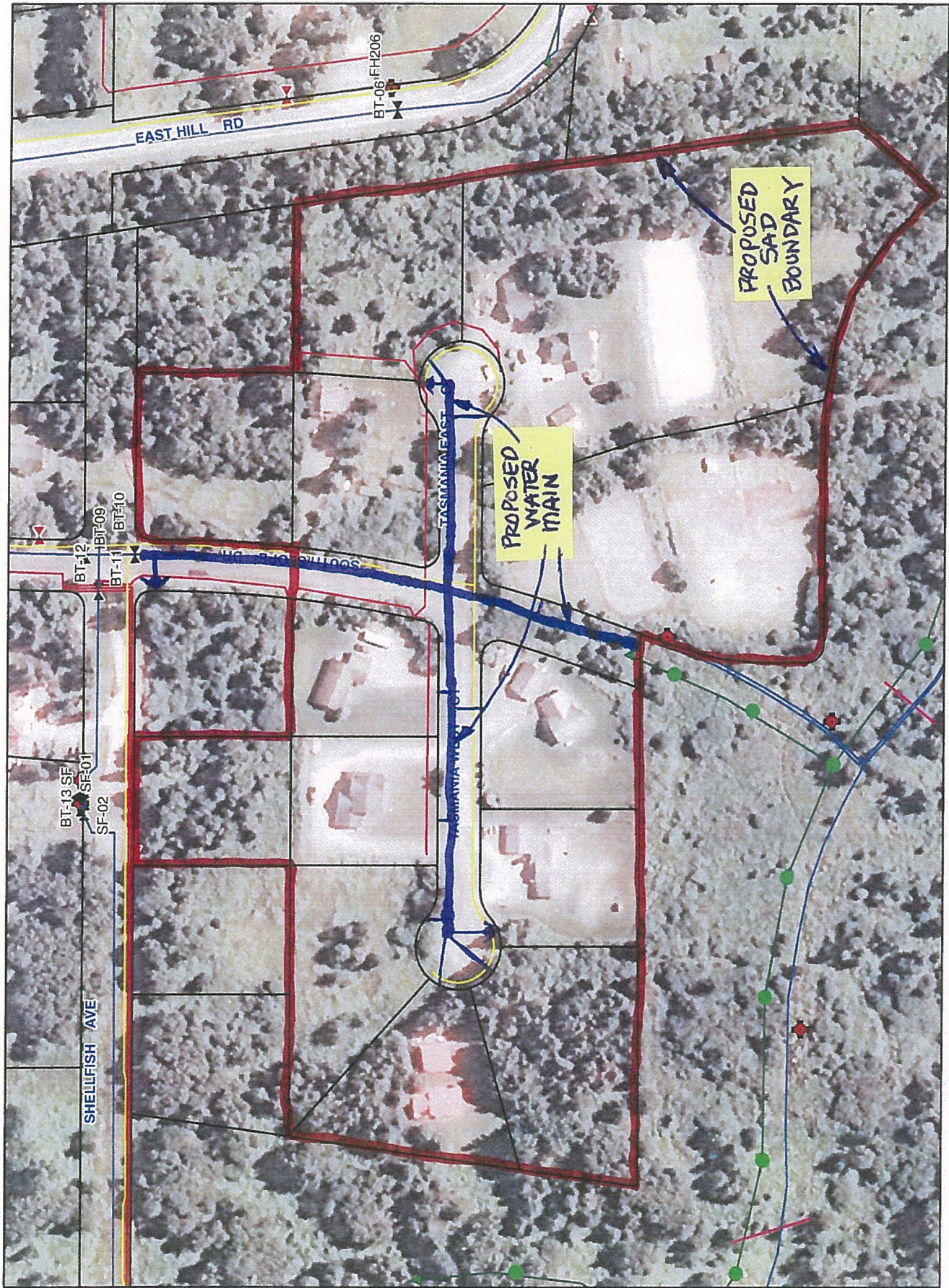
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Sincerely,

Renee Krause, MMC

Deputy City Clerk

Encl. Tasmania Court Improvement Plan
Tasmania Court Cost Estimate



TASMANIA COURT SAD WATER IMPROVEMENTS

1 inch = 150 feet

**Concept Cost Estimate
TASMANIA WATER IMPROVEMENT**

Construction Cost

	quantity	unit	unit price	cost
Mobilization	1	LS	\$5,500	\$5,500
Clearing/Grubbing	1	LS	\$3,500	\$3,500
8" HDPE Main	1250	LF	\$90	\$112,500
8" Valve	4	EA	\$5,000	\$20,000
Fire Hydrant	3	EA	\$7,000	\$21,000
1" water service	12	EA	\$1,750	\$21,000
Connect to Existing	2	EA	\$1,750	\$3,500
Type II Gravel	760	CY	\$30	\$22,800
Pipe Bedding	100	CY	\$27	\$2,700
Seeding	20	MSF	\$55	\$1,100
Construction Survey	1	LS	\$5,500	\$5,500
SWPP Plan	1	LS	\$3,800	\$3,800
Geotextile Fabric	600	SY	\$6	\$3,600
Utility Relocation	1	LS	\$2,500	\$2,500
				\$229,000

Construction	\$229,000
Design (12%)	\$27,480
Inspection (4%)	\$9,160
City Administration (5%)	<u>\$11,450</u>
Total Project Cost	\$277,090
Property Owner Share	\$207,818
City (HAWSP) Share	\$69,273

Legal Description/Owner		Area (SF)	Frontage (Feet)	Assessment Method		
				Equal Share	Frontage Foot	Benefitted Area
Barnett's S Slope Subd Lot 1, Blk 2	Graber	36240	184.2	\$ 17,318	\$ 21,085	\$ 12,914
Barnett's S Slope Subd Lot 2, Blk 2	Woods	35420	223.2	\$ 17,318	\$ 25,541	\$ 12,622
Barnett's S Slope Subd Lot 4, Blk 2	Woods	41110	75.05	\$ 17,318	\$ 8,589	\$ 14,650
Crandall Addn No 2 Lot 5-A-1	Crandall	154638	202.8	\$ 17,318	\$ 23,212	\$ 55,106
Crandall Addn No 2 Lot 6-A-1	Crandall	89298	180.9	\$ 17,318	\$ 20,704	\$ 31,822
Barnett's S Slope Subd Lot 11, Blk 1	Sjostedt	32160	196.2	\$ 17,318	\$ 22,458	\$ 11,460
Barnett's S Slope Subd Lot 12, Blk 1	Marley	29030	166.1	\$ 17,318	\$ 19,012	\$ 10,345
Barnett's S Slope Subd Lot 13, Blk 1	Marley	44860	64.6	\$ 17,318	\$ 7,391	\$ 15,986
Barnett's S Slope Subd Lot 14, Blk 1	Kassouni	32560	50.6	\$ 17,318	\$ 5,792	\$ 11,603
Barnett's S Slope Subd Lot 15, Blk 1	Fell	36310	142.2	\$ 17,318	\$ 16,271	\$ 12,939
Fell Addn Lot 16-A	Fell	26010	150.0	\$ 17,318	\$ 17,167	\$ 9,269
Barnett's S Slope Subd Lot 17, Blk 1	Sumption	25540	180.0	\$ 17,318	\$ 20,596	\$ 9,101
		583176	1815.9	\$ 207,818	\$ 207,818	\$ 207,818

with 20 years financing, interest rate 2%
 estimated annual payments (equal share) = \$ 1,059 (\$88/mo)



City of Homer

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Homer, Alaska 99603

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CITY OF HOMER

NOTICE OF RIGHT TO OBJECT

TASMANIA COURT WATER IMPROVEMENT
SPECIAL ASSESSMENT DISTRICT

SPECIAL ASSESSMENT DISTRICT:

TASMANIA COURT WATER IMPROVEMENT SPECIAL ASSESSMENT DISTRICT, affecting the property described on the Preliminary Assessment Roll.

On May 28, 2020 the City Clerk determined the sufficiency of the Tasmania Court Water Improvement Special Assessment District. If the assessment district is approved and project construction is approved, the cost of the improvements will be assessed against and become a lien on the property benefited by the improvements.

PUBLIC HEARINGS:

A Public hearing on the assessment, necessity of the improvements, and on the proposed improvement plan are scheduled before the Homer City Council at **6:00 p.m.** on **September 14, 2020** in the Homer City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska via Zoom Webinar. Any person may testify at the public hearing.

NOTICE OF RIGHT TO OBJECT:

The owner of property to be assessed may file a written objection to the improvement plan no later than **the day before the date of the scheduled public hearing**. Non-responses during the objection period shall be deemed to be non-objections.

If owners of real property that would bear 50 percent or more of the assessed cost of the improvement file timely written objections, the Council may not proceed with the improvement unless it revises the improvement plan to reduce the assessed cost of the improvement that is borne by objecting record owners to less than 50 percent of the assessed cost of the improvement. If the resolution changes the district boundary in the improvement plan, the City Clerk shall notify all record owners of property included in the district under the improvement plan of the change.

At the noticed date and time, the Council shall hold a public hearing on the necessity of the improvement and proposed improvement plan. After the public hearing, the Council shall act upon a resolution determining to proceed with the proposed improvement. The resolution shall find that the improvement is necessary, of benefit to the properties to be assessed, and if the district is initiated by petition, that the petition is in proper form and bears sufficient signatures. The findings of the Council are conclusive. The resolution shall contain a description of the improvement, the

estimated cost of the improvement, the percentage of the cost to be assessed against the properties in the district, and a description of the properties to be assessed.

OBJECTIONS MUST BE IN WRITTEN FORM AND FILED AT THE OFFICE OF THE CITY CLERK NO LATER THAN THE DAY BEFORE THE DATE OF THE SCHEDULED PUBLIC HEARING

City of Homer
Office of the City Clerk
491 E. Pioneer Avenue
Homer, Alaska 99603
Phone: 907-235-3130; Fax: 907-235-3143
Email: clerk@ci.homer.ak.us

Dated this 16th day of July, 2020



Renee Krause, MMC, Deputy City Clerk

Enc: Notice of Public Hearing
Preliminary Assessment Roll
Statement of Objection

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

Tasmania Court Water Improvements Special Assessment District

A **public hearing** is scheduled for **Monday, September 14, 2020** during the Regular City Council Meeting. The meeting begins at 6:00 p.m. via a Zoom webinar at zoom.us or Telephone Dial 1-669-900-6833 or 1-253-215 8782; (Toll Free) 888-788-0099 or 877- 853-5247; use Webinar ID: 205 093 973 and Password: 610853

The City Clerk has determined that a petition to initiate a district bears sufficient signatures to create the Tasmania Court Water Improvement Special Assessment District.

OBJECTIONS

Objections to the formation of this district must be in written form and filed at the Office of the City Clerk no later than the day before the date of the scheduled public hearing. Non-responses during the objection period shall be deemed to be non-objections.

**Request forms to submit public comment telephonically are available on the City Clerk's webpage.

Contact the Clerk's Office at City Hall if you have any questions. 235-3130, Email: clerk@ci.homer.ak.us

Dated this 16th day of July, 2020



Renee Krause, MMC, Deputy City Clerk

PRELIMINARY ASSESSMENT ROLL

PROJECT NAME: Tasmania Court Water Improvement Special Assessment District DATE: July 16, 2020

TOTAL ESTIMATED PROJECT WATER: **\$277,090.00**

Districts shall be assessed 75% property owner share of the project. Benefitted property owners will be required to pay that portion of the cost through the formation of a Special Assessment District: **\$207,818.00**

HOMER ACCELERATED WATER AND SEWER PROGRAM (HAWSP) SHARE: **\$69,273.00**

	PROPERTY OWNER NAME & ADDRESS	LEGAL DESCRIPTION & PARCEL NUMBER	ASSESSED PROPERTY VALUE	ASSESSED ESTIMATED PROPERTY OWNER SHARE OF ASSESSMENT	ASSESSMENT METHOD
1	SUMPTION TERRY L & TRACY L 842 W TASMANIA CT HOMER, AK 99603-8210	T 6S R 13W SEC 17 Seward Meridian HM 0770061 BARNETT'S SOUTH SLOPE SUB LOT 17 BLK 1 KPB#17702034	\$307,100.00	\$17,318	
2	FELL MICHAEL W FELL MARY K PO BOX 149 HOMER AK 99603-0149	T 06S R 13W SEC 17 Seward Meridian HM 2017024 BARNETT'S SOUTH SLOPE SUB FELL ADDN LOT 16-A KPB#17702095	\$421,300.00	\$17,318	
3	FELL MICHAEL W FELL MARY K PO BOX 149 HOMER AK 99603-0149	T 6S R 13W SEC 17 Seward Meridian HM 0770061 BARNETT'S SOUTH SLOPE SUB LOT 15 BLK 1 KPB#17702036	\$68,000.00	\$17,318	
4	KASSOUNI DICRAN 8173 FLETCHER RD GREENVILLE, MI 48838-9704	T 6S R 13W SEC 17 Seward Meridian HM 0770061 BARNETT'S SOUTH SLOPE SUB LOT 14 BLK 1 KPB#17702037	\$238,400.00	\$17,318	
5	MARLEY WILLIAM JAY Jr MARLEY ERICA SUSAN 795 W TASMANIA CT HOMER AK 99603-8210	T 6S R 13W SEC 17 Seward Meridian HM 0770061 BARNETT'S SOUTH SLOPE SUB LOT 13 BLK 1 KPB#17702038	\$72,000.00	\$17,318	
6	MARLEY WILLIAM JAY Jr MARLEY ERICA S 795 W TASMANIA CT HOMER AK 99603-8210	T 6S R 13W SEC 17 Seward Meridian HM 0770061 BARNETT'S SOUTH SLOPE SUB LOT 12 BLK 1 KPB#17702039	\$845,600.00	\$17,318	

PRELIMINARY ASSESSMENT ROLL

PROJECT NAME: Tasmania Court Water Improvement Special Assessment District DATE: July 16, 2020

TOTAL ESTIMATED PROJECT WATER: **\$277,090.00**

Districts shall be assessed 75% property owner share of the project. Benefitted property owners will be required to pay that portion of the cost through the formation of a Special Assessment District: **\$207,818.00**

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7 SJOSTEDT DAVID CHANDLER JEANNIE PO BOX 3606 HOMER AK 99603-3606	T 6S R 13W SEC 17 Seward Meridian HM 0770061 BARNETT'S SOUTH SLOPE SUB LOT 11 BLK 1 KPB#17702040	\$442,500.00	\$17,318
8 CRANDALL JOHN P & CASS M PO BOX 470 HOMER AK 99603-0470	T 6S R 13W SEC 17 Seward Meridian HM 2000008 BARNETT'S SOUTH SLOPE SUB CRANDA LL ADDN NO 2 LOT 6-A-1 KPB#17702082	\$87,200.00	\$17,318
9 WOODS JUDITH A PO BOX 741 HOMER AK 99603-0741	T 6S R 13W SEC 17 Seward Meridian HM 0770061 BARNETT'S SOUTH SLOPE SUB LOT 2 BLK 2 KPB#17702045	\$232,200.00	\$17,318
10 GRABER F ELIZABETH HAWFIELD MICHAEL PO BOX 2609 HOMER AK 99603-2609	T 6S R 13W SEC 17 Seward Meridian HM 0770061 BARNETT'S SOUTH SLOPE SUB LOT 1 BLK 2 KPB#17702046	\$49,400.00	\$17,318

CITY OF HOMER
PROPERTY OWNER'S
STATEMENT OF OBJECTION
TO SPECIAL ASSESSMENT DISTRICT

SPECIAL ASSESSMENT DISTRICT: **Tasmania Court Water Improvement Special Assessment District**

I/we affirm that I/we are the owner(s) of the following lots in the Special Assessment District
(give legal description):

I/We object to the **Tasmania Court Water Improvement Special Assessment District**.

Reasons/Comments: _____

PROPERTY OWNER'S PRINTED NAME, SIGNATURE, AND DATE:

_____	_____	_____
(Print Name)	(Signature)	(Date)
_____	_____	_____
(Print Name)	(Signature)	(Date)
_____	_____	_____
(Print Name)	(Signature)	(Date)

NOTE: PLEASE MAKE SURE THAT ALL THE PROPERTY OWNERS OF RECORD PRINT, SIGN, AND DATE THIS DOCUMENT. IF YOU HAVE MORE THAN ONE LOT PLEASE NOTE THIS ON THIS FORM WHEN YOU RETURN IT. OBJECTIONS WILL APPLY ONLY TO THOSE LOTS NAMED ON THIS FORM.

TO FILE AN OBJECTION COMPLETE THIS FORM AND RETURN IT TO THE OFFICE OF THE CITY CLERK NO LATER THAN THE DAY BEFORE THE DATE OF THE SCHEDULED PUBLIC HEARING.

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



KACHEMAK HERITAGE LAND TRUST



September 14, 2020

Homer City Council

RE: Public Comment on Ordinance 20-54 Appropriating \$45,000 from the HART Trails Fund for Completion of the Poopdeck Trail

Thank you Mayor Castner and the City Council for providing an opportunity to comment on Public Ordinance 20-54 Appropriating \$45,000 from the HART Trails Fund for Completion of the Poopdeck Trail. I have provided the council a detailed comment document on the Poopdeck Platt Community Park Trail and will provide a summary during my 3-minute comment period.

WELCOME!

Poopdeck Platt Community Park Trail is a day use area, open to the public from 9 a.m. to 9 p.m.

Campfires, camping, and overnight parking are not allowed.

Please stay on the trail, keep dogs on leash and pick up and dispose of any pet waste, pack out what you bring in, and keep your distance from wildlife.

Please be sure to leave rocks, plants, and other natural objects as you find them.

Be considerate of other visitors.

Enjoy!

LEGEND:

- Trail head
- Accessible Parking
- ↗ Kiosk / Big Waste
- Mixed Surface Trail
- Downhills / Steep
- Interpretive Sign
- City of Homer Trail
- Property Lines

AN URBAN OASIS

POOPDECK PLATT COMMUNITY PARK TRAIL

Kiosk sign to be installed at each trailhead kiosk.

Project History

This project began in 2013 and completion is on track for the end of 2020.

- In 2013, KHLT began working with the National Park Service Rivers, Trails, and Conservation Assistance Program to develop a public open space on the 3.47-acre Poopdeck Platt parcel
- In 2015 we began working on a conceptual design with landscape architects and community members
- November 2016; the Poopdeck Platt Park Conceptual Site Plan was completed
- In 2017, KHLT began working with the City of Homer, Independent Living Center and Alaska State Parks to begin designing ADA Accessible Trails on the Poopdeck Platt Park and the City of Homer parcel.
- June 2018; the Homer City Council unanimously passed Resolution 18-29 authorizing expenditure of up to \$5,200 from the Homer Accelerated Roads and Trails Program (HART) for the trail's design. KHLT raised \$1,200 in donations from community businesses and individuals to contribute toward trail design costs, reducing the City of Homer's contribution to \$4,000.
- August 2018; the Homer City Council passed Resolution 18-069 authorizing KHLT to apply for a State of Alaska Recreational Trails Program (RTP) grant for the construction of a trail across city property, entering into Memorandum of Understanding regarding trail construction and maintenance, providing a match of up to \$6,000 or 10%, whichever is less, and authorizing the City Manager to execute the appropriate documents.
- October 2018; KHLT applied for an RTP grant in the amount of \$45,921 with a required match of \$5,102.
- In June of 2019 the Homer City Council unanimously passed Resolution 19-29(A) authorizing expenditure of up to \$13,900 from HART for trail tread maintenance on the lower portion of the Poopdeck Trail between Hazel Ave and Grubstake Ave and an ADA parking space at the trailhead off of Pioneer Ave. In 2020, the City of Homer completed the trail upgrade (\$6,185) and ADA parking space (\$5,895) with a total cost of \$12,080.
- In May 2019 KHLT was awarded the \$45,921 RTP grant and the City of Homer provided the \$5,102 match.
- June 2019; KHLT and the City of Homer signed a Memorandum of Understanding (attached) with the purpose of allowing KHLT to apply for a construct trail on KHLT and City lands. The trail will provide universal access for residents and visitors to enjoy the natural environment and travel between Pioneer Ave and Poopdeck Street. The Project Officers are Matt Steffy, Parks Maintenance Coordinator with the City of Homer, and Joel Cooper, Stewardship Director with KHLT. Matt and Joel have met frequently to carry out the tasks identified in the MOU scope of work.
- In August and September of 2019 Ptarmigan P-trails completed Phase I of the Poopdeck Platt Community Park Trail's construction.
- August 24 -28, 2020; KHLT coordinated a Phase II Poopdeck Platt Community Park Trail work week to widen the trail and improve drainage in select locations, install spruce tree bumpers, kiosks, interpretative signs, benches, dog waste stations, and leash lending stations. All remaining signs (except two braille signs), dog waste stations, and leash lending stations have been purchased and will be installed once metal post installation is complete. Installation of these items will be completed by late September/early October.

Grant Funding and Community Contributions

Grants

KHLT obtained 3 grants totaling \$54,921 for the project.

- RTP grant in the amount of \$45,921 for the construction of the trail construction. The City of Homer provided \$5,102 in matching funds.
- AARP grant in the amount of \$5,000 for kiosk and sign design.

- Land Trust Alliance (LTA) grant in the amount of \$4,000 for kiosk and sign design.

Community Contributions

One of the great success stories of the Poopdeck Platt Community Park Trail project has been the contributions of Homer citizens, organizations, and businesses. A summary of contributions made are as follows:

- Homer Independent Living Center has provided ongoing staff support for trail design and construction throughout the life of the project.
- The following Homer businesses and individuals contributed \$1,200 to the trail design.
 - Dave Lewis and Lyn Maslow
 - Ken and Linda Satre
 - Dave Schneider and Bonnie Jason
 - Angie Newby
 - Anonymous
 - The Grog Shop
 - Vida's Thai Food
 - The Book Store
 - Cycle Logical
- The following Homer business and organizations contributed \$2,000 to the kiosk and sign design.
 - Homer Rotary
 - Homer Independent Living Center
 - Petro 49 Inc.
- Homer Animal Friends contributed \$1,250 towards dog leashes, dog waste bag stations, dog waste bags, and leash and dog waste signs.
- The following Homer businesses and individuals gave \$11,205 in volunteer time, equipment rental, and goods to complete Phase II of the trail project.
 - Dibble Creek Rock Ltd.
 - Moore and Moore Services Inc.
 - Homer Saw and Cycle (Bob and Claire)
 - Alaska Boats and Permits (Doug and Molly Bowen and Pam and Cody Lightsey)
 - Bill Hague
 - Joey Allred
 - Lynn Whitmore
 - Robert Archibald
 - Dave Brann
 - Mike Mungoven
 - Sam Means
 - Shirley Fedora
 - Alex Koplín
 - Clark Fair
 - Bernie Griffard
 - Dale Banks
 - Sharon Rufa
 - Kyle Bracket
 - Joel Cooper

City of Homer Contributions

To date the City of Homer has made the following contributions towards the project.

- \$4,000 towards trail design.
- \$5,200 towards trail construction (match for RTP grant).
- \$12,080 towards the upgrade to Poopdeck Trail between Grubstake and Hazel Avenues and ADA parking space off of Pioneer Avenue

Project Budget Summary

Table 1 provides a budget summary of the trail project for KHLT and the City of Homer.

Table 1: Poopdeck Platt Community Park Trail Budget Summary

Sum of Costs		Year			Grand Total
Entity	Payment Status	2018	2019	2020	
City of Homer	Paid	\$4,000	\$5,102	\$12,080	\$21,182
	Pending			\$33,345	\$33,345
City of Homer Total		\$4,000	\$5,102	\$45,425	\$54,527
KHLT	Paid	\$1,200	\$56,929	\$32,557	\$90,686
	Pending			\$400	\$400
KHLT Total		\$1,200	\$56,929	\$32,957	\$91,086¹
Grand Total		\$5,200	\$62,031	\$78,382	\$145,613

Ordinance 20-54 Funds

KHLT would like to work with the City of Homer to use funds appropriated from Ordinance 20-54 for the following:

- At the City of Homer Trailhead, where there is a prohibitively steep pitch to access the trail from the ADA parking space, a 4' wide x 65' long metal ADA ramp with two 5' x 5' metal ADA required platforms will be installed, as well as a transition plate at the end of the ramp. According to a bid from Kasilof Wood and Metal the cost will be \$24,395.
- 10 transition plates for the trail's bridges at a cost of \$2,850, which includes free installation by Kasilof Wood and Metal.
- Two interpretive signs. Total cost: \$175. KHLT has already purchased these signs.
- Three kiosk signs. Total cost: \$525. KHLT has already purchased these signs as well.
- One braille sign estimated to cost \$400. KHLT is still working to have this sign made.
- Metal posts with brackets for kiosks, interpretive signs, and benches at a cost of \$5,000. The posts are still being installed and this bill has not been paid.

This totals up to \$33,345. The costs on the ADA ramp after soliciting additional bids.

¹ Total includes all donations solicited by KHLT and detailed in previous sections of the public comment.

Current Trail Status

The trail is nearly complete and KHLT is looking to work with the city to complete everything by the end of the year. The following tasks need to be completed.

- Add 16 spruce bumpers (6-foot length) in select locations. The bumpers have been made and just need to be installed.
- Complete installation of kiosks. There is a kiosk at the KHLT and City of Homer trailheads located next to the ADA parking spaces. All kiosk materials and signs except for the braille sign are available for installation. The kiosk installation at the KHLT trailhead is nearly complete.
- Level and compact gravel around KHLT trailhead kiosk and address grade from parking area. The remaining gravel at the City of Homer trailhead will be used for this purpose.
- Install interpretive signs at the six locations on the trail. Six interpretive sign wheelchair accessible gravel pads were installed along the trail during the August 24-28 work week. All materials are available for interpretive sign installation and are pending the installation of the metal posts.
- Install benches at the three locations on the trail. Three wheelchair accessible gravel pads were installed along the trail during the August 24-28 work week. All materials are available for bench installation and are pending the installation of the metal posts.
- Install dog waste stations and signs at each trailhead. All dog waste stations and signs are available for installation and will be installed onto each kiosk once kiosks are complete.
- Install leash lending stations and signs at each trailhead. All lending leash stations and signs are available for installation and will be installed onto each kiosk once kiosks are complete.
- Install metal transition plate at each bridge. Transition plates still need to be made, purchased, and installed.
- Address grade at City of Homer trailhead by installing ADA ramp and transition plate. ADA ramp and transition plate still need to be made, purchased, and installed.
- Address grade at first bridge on KHLT parcel.
- Install trash receptacles at each trailhead.
- City install wayward trail signs at the Pioneer Avenue and Grubstake Avenue trailheads.
- Address any issues that may present themselves.

Photos of the project are the following pages.

Thank you!

Are there any questions.



Switchback where trail was widened, grade reduced, and bumpers installed.



Widened area where a bench will be installed.



Spruce round trail bumpers installed along trail.



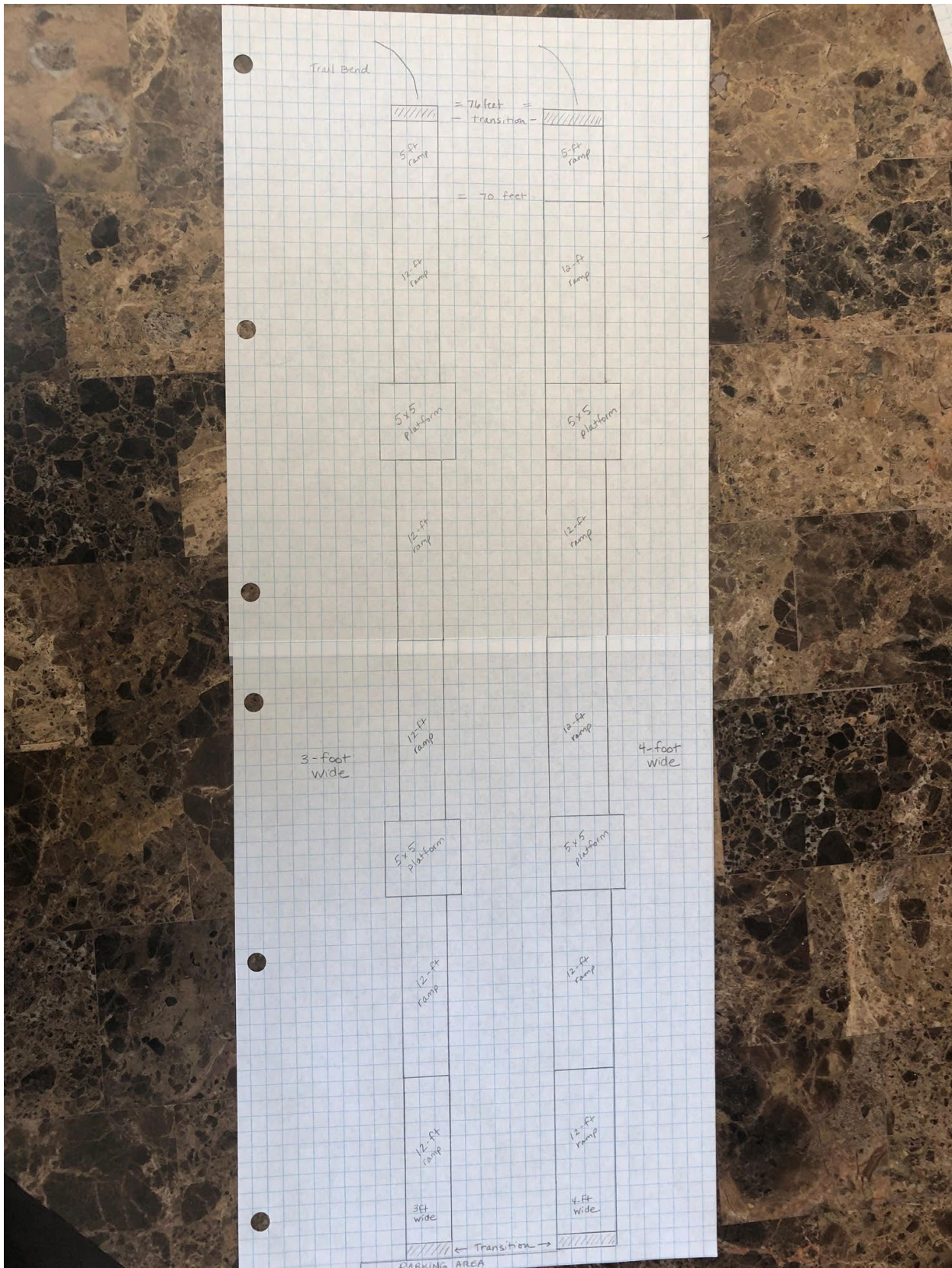
Trail where ditching and an interpretive sign location was installed.



Bridge lip where a metal transition plate will be installed.



A Kasilof Wood and Metal ADA ramp with transition plate. Photo courtesy of Kasilof Wood and Metal.



Drawing of ADA ramp designs for the steep grade at the City of Homer trailhead.



Steep pitch at the City of Homer trailhead.



Steep grade area that needs adjusting. Bench area is in top right corner.

Memorandum of Understanding

between

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

and

Kachemak Heritage Land Trust
315 Klondike Ave
Homer, AK 99603

This Memorandum of Understanding between the City of Homer (hereinafter referred to as the "City"), acting through the City Manager or designee, and the Kachemak Heritage Land Trust (hereinafter referred to as KHLT), acting through the Executive Director or designee.

The purpose of this agreement is to allow KHLT to apply for a grant and construct a trail on KHLT and City lands. The trail will provide universal access to residents and visitors to enjoy the natural environment and travel between Pioneer Ave and Poopdeck Street.

Parcel Legal Descriptions

KHLT Parcel

T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0910041 NILS O SVEDLUND SUB NO 10 LOT 16A-1

City of Homer Parcel

T 6S R 13W SEC 20 SEWARD MERIDIAN HM 2013052 NILS O SVEDLUND SUB 2013 REPLAT LOT 7-A

WITNESSETH:

WHEREAS, the City is a local government entity which promotes cooperative economic development that preserves the essence of community while enhancing the quality of life.

WHEREAS, KHLT is a non-profit organization which preserves, for public benefit, land on Alaska's Kenai Peninsula with natural, recreational, or cultural values by working with willing landowners.

NOW THEREFORE. The parties agree as follows:

- I. AUTHORIZATION: The City and KHLT agree to partner to construct and maintain a trail between Pioneer Avenue and Poopdeck Street hereinafter described for a period of 5 years commencing on the day following the ratification of this agreement by the City.
- II. CITY, and KHLT RESPONSIBILITIES: the City will provide the 10% required matching funds for the State of Alaska Recreation Trails Program Grant for the trail construction. After trail construction, the City will provide two trash cans, one dog waste bag dispenser station, with seasonal daily maintenance, annual brushing of the trail, and every two years, heavy vegetation removal if needed. KHLT will provide the necessary materials, services, funds and project management for the construction of the trail. Further, KHLT will work to coordinate volunteers to perform annual trail maintenance. Failing successful volunteer efforts, the City will provide staff to execute the required trail maintenance on city lands.

III. SCOPE OF WORK:

- A. Specifically, KHLT shall:
 1. Plan, manage, and provide coordination of all entities and any vendors to design, review, and construct the trail.
 2. Coordinate with a city representative and KHLT representative on any construction issues on city lands.
 3. Ensure that all contractors and volunteers have insurance and sign waivers per city policies.
 4. If possible, coordinate annual trail maintenance with volunteer groups.
- B. Specifically, the City shall:
 1. Provide funds for the matching requirements of the grant.
 2. Coordinate with KHLT on any construction problems on city lands.
 3. Provide annual maintenance on the trail if no volunteer labor is available.
 4. Provide two trashcans, one each at the north and south ends of the trail.
 5. Provide one dog waste bag dispenser station near one of the trash cans mentioned in #4.
 6. Provide biennial heavy brush clearing.
 7. Coordinate with KHLT on any extensive future maintenance or repairs.

IV. PERIOD OF PERFORMANCE

The period of performance for this agreement shall be five years. This agreement will automatically renew for one additional 5-year period on October 1 of the last year, unless reasonable notice of cancellation is given by either party before the date of renewal. If no changes have been made in the agreement during the life of the agreement, the agreement may be renewed by memorandum. While the City and KHLT reserve the right to terminate the agreement, or any part thereof, at any time upon reasonable notice without the necessity

of any legal process, KHLT and the City agree to hold a meeting prior to termination discussing the reasons for termination.

V. PROJECT OFFICERS

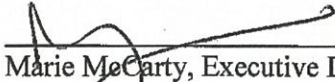
- A. For the City: Matt Steffy, C, 491 E Pioneer, Homer, AK 99603; 907-235-8121; msteffy@ci.homer.ak.us
- B. For KHLT: Joel Cooper, Stewardship Director, Kachemak Heritage Land Trust, 315 Klondike Ave, Homer, AK 99603 907235-5263
Joel@KachemakLandTrust.org

VI. SPECIAL PROVISIONS

- A. This MOU may be modified or amended as necessary upon written consent of all parties or may be terminated by either party with a 30 day written notice to all other parties. No change to this agreement shall be binding upon KHLT or City unless and until reduced to writing and signed by both/all parties.
- B. The parties to this agreement agree to be responsible, as between the parties to this agreement, for damages to their own property and injuries to their own employees/volunteers, except for damages/injuries resulting from the fault or negligence of the other party to this agreement.
- C. The principle contacts for this MOU are:
 - 1. For KHLT: Marie McCarty, Executive Director, Kachemak Heritage Land Trust, 315 Klondike Ave, Homer, AK 99603 907235-5263
Marie@KachemakLandTrust.org
 - 2. For the City: Katie Koester, City Manager, 491 E Pioneer, Homer, AK 99603; 907-235-8121; kkoester@ci.homer.ak.us

IN WITNESS WHEREOF, the parties hereto have caused this Memorandum of Understanding to be executed as of the date of last signature below.

KACHEMAK HERITAGE LAND TRUST



Marie McCarty, Executive Director

6/6/19

(Date)

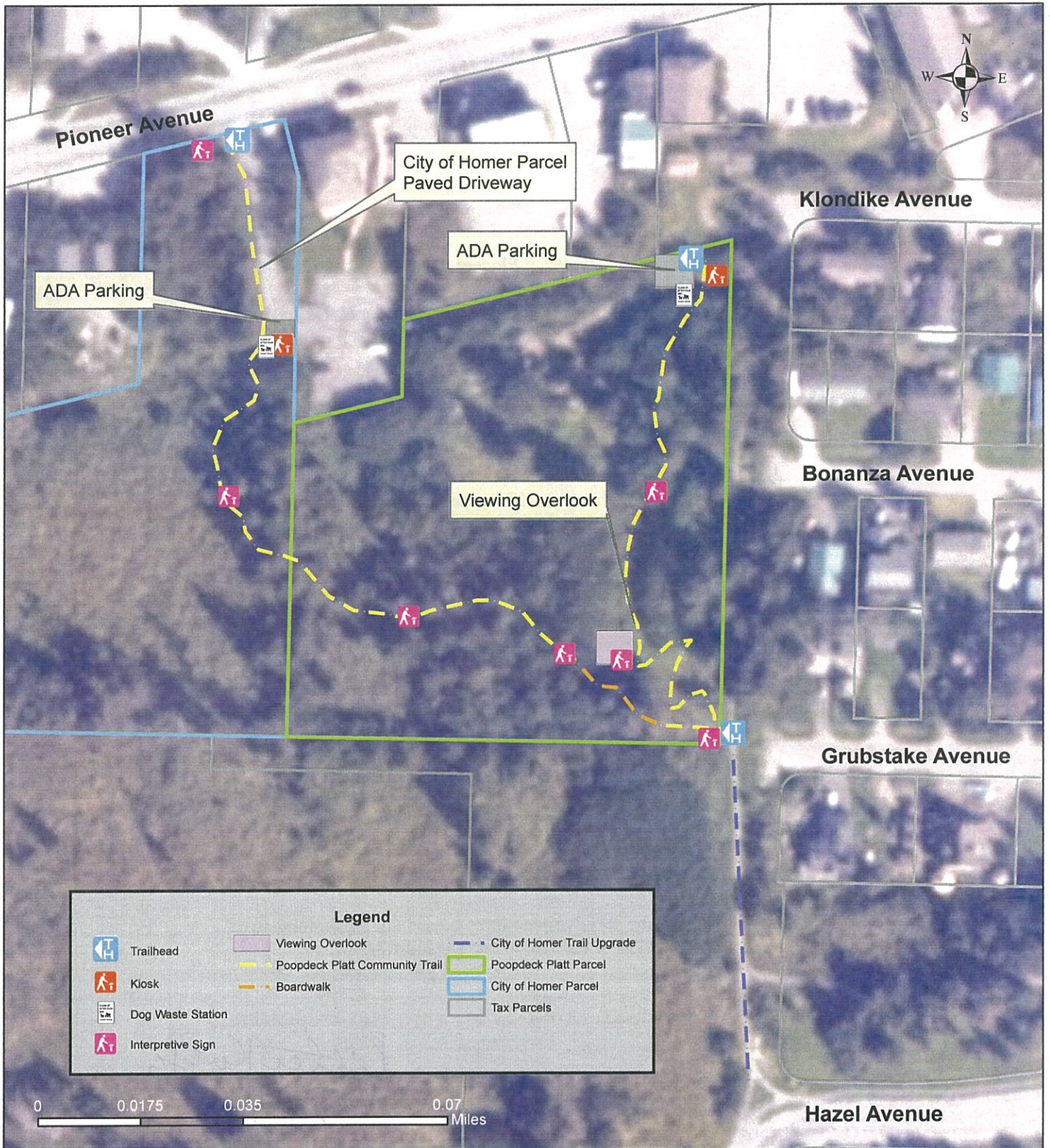
CITY OF HOMER



Katie Koester, City Manager

6-11-19

(Date)



KACHEMAK HERITAGE LAND TRUST

315 Klondike Ave., Homer, AK 99603
 (907) 235-5263, www.KachemakLandTrust.org

Poopdeck Platt Community Trail Site Plan

NAD 1983 State Plane Alaska 4 FIPS 5004 Feet,
 Transverse Mercator, KPB 2016 aerial imagery,
 Created 04/19/2019. The information depicted
 on this map is a graphical representation of best available sources.
 KHLT assumes no responsibility for any errors on this map.

From: [Dale Banks](#)
To: [Department Clerk](#)
Subject: Ordinance 20-54
Date: Monday, September 14, 2020 10:26:11 AM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear City Council,

I support Ordinance 20-54 Appropriating \$45,000 from the HART Trails Fund for Completion of the Poopdeck Trail. The trail is a gem in the city center, a place to seek peace and quiet, and a refreshing way to travel between different parts of town. KHLT and volunteers have put in a lot of work recently to help make the trail ADA compliant. The \$45,000 will be well spent as things like this make Homer a better place to live for all. Cities that pay attention to details like this become more vibrant, healthy, and economically strong.

Thanks for supporting this ordinance.

Dale Banks

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Dale Banks
Loopy Lupine
LoopEride
PO Box 2888
4854 Eagle Place
Homer, Alaska 99603
[https://linkprotect.cudasvc.com/url?
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[https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fLoopEride.com&c=E,1,v80HzibObLepIpAY32d9BIP9tTY3x-
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907-235-5100 office
907-299-0524 mobile