



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

TO: Mayor Castner and Homer City Council
FROM: Melissa Jacobsen, City Clerk/Acting City Manager
DATE: August 4, 2021
SUBJECT: City Manager's Report for August 9, 2021 Council Meeting

Tsunami Warning Response

On Wednesday, July 28th at approximately 10:15 p.m. an 8.2 magnitude earthquake occurred about 64 miles southeast of Perryville, Alaska that triggered the Tsunami Warning sirens in Homer. The KPB Emergency Alert sounded and phone calls and texts starting ringing my phone. The Emergency Operations Team mustered quickly at the Fire Hall, and the public safety worked to get the spit and other low lying area cleared. Fortunately a significant wave wasn't generated for the Aleutian Islands, Kodiak or the Southern Kenai Peninsula. I appreciate the City staff and Homer High School for their quick and professional response to the warning, and thank the residents and visitors for their cooperation in the evacuation efforts.

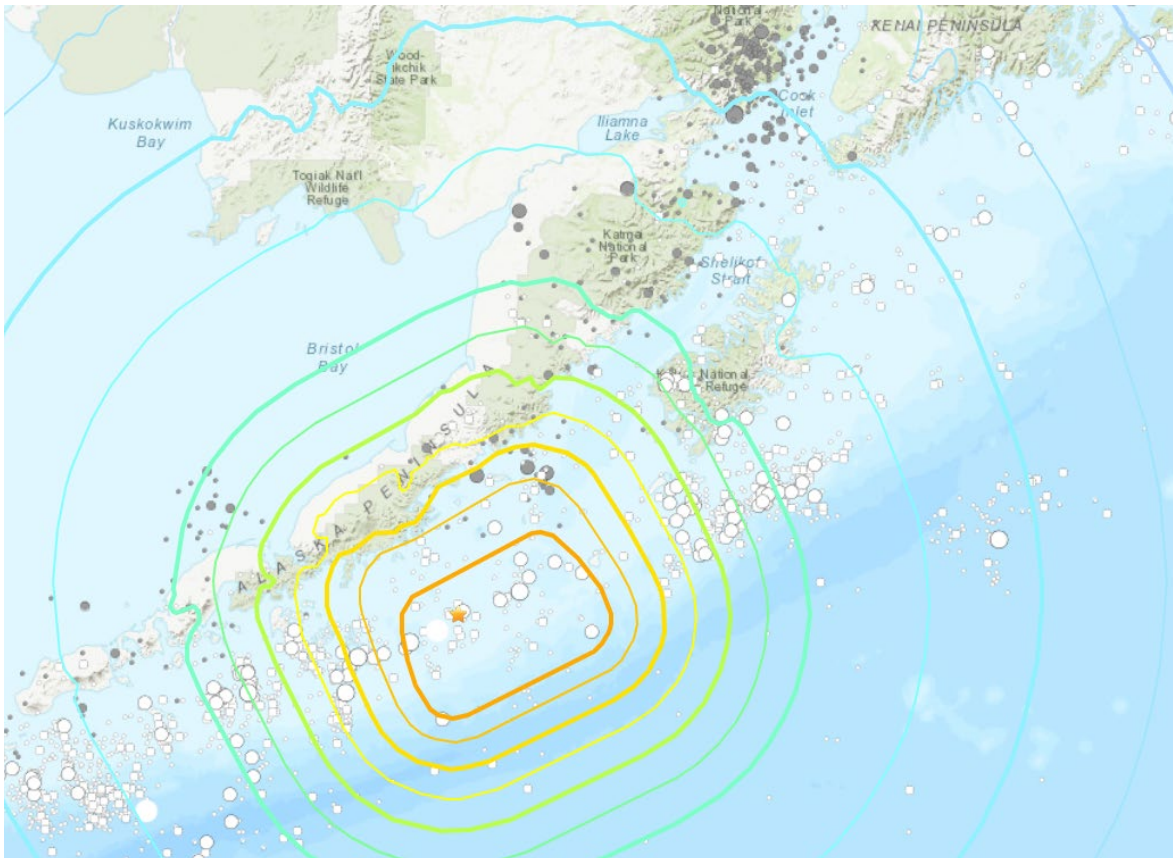


Image from earthquake.usgs.gov

COVID Risk Status Upgraded to Yellow

At the direction of City Manager Dumouchel the internal COVID working group continued to meet in his absence to discuss the increased of COVID cases occurring in Homer. In response to the Center for Disease Control recommendations the City moved from “Green” to “Yellow” on Wednesday, August 4th. The public won’t see much impact as Yellow status is focused more toward internal protocols of staff masking when interacting with public. Hybrid meetings will continue in the Cowles Council Chambers with slight modifications in the room. We will continue to monitor the situation and consider further recommendations if case counts continue to rise.

Hybrid Meetings in the Council Chambers

Following our first hybrid meeting on July 26th, IT continued to work on fixes in the Council Chambers to improve sound quality in the room. Noticeable progress has been seen, and heard, at the Library Advisory Board, Port and Harbor Commission, and Board of Adjustment meetings that have occurred since the 26th. The microphones in the chambers were installed in 2010 with the City Hall remodel and installation of new microphones will improve the sound quality and will help with camera tracking.

Opportunity for Acquisition of Tax Foreclosed Property

The Kenai Peninsula Borough is offering tax foreclosed properties to cities, if the lands can be used for a public purpose. There are two lots within Homer City limits that are available, located on Kachemak Drive. The City would be responsible for back property taxes and fees of approximately \$3,000. The two lots are fairly wet and have unpaid water, sewer and natural gas assessments of approximately \$73,000 (\$36,000 per lot). These lots are about half an acre in size, with tax assessed values of about \$8,700.

The value for the city is that the northern lot (28-A) is part of a road connection shown in the Transportation Plan that would serve the area for an expanded boatyard and mixed use industrial area. This lot does have a road easement already, but it’s possible that additional right of way will be necessary. The southern lot (28-D) has less value for the city, although mitigation or storm water management could be a use. Staff will further research whether a roadway is practical on the northern lot. If it is, staff intends to notify the Borough that the City would like to acquire the northern lot only for public roadway purposes, and will bring an ordinance to the City Council for the Borough’s back taxes and fees. If Council would like to go a different direction or discuss the opportunity further, the issue can be placed on the next agenda. Formal response is due to the Borough by August 30th.

Spit Parking Study

HDL Engineering Consultants have provided a Homer Spit Parking Progress Report that’s included as an attachment.

RFID Tagging Project

Since February, library staff and many enthusiastic volunteers have been inserting radio-frequency ID (RFID) tags into library materials, and I’m happy to report that the entire library collection is finished! RFID tags replace the library’s current barcode system, and offer a number of advantages:

- Checking in and checking out is much faster, with fewer steps in the process and the ability to handle several items simultaneously.
- Three self-checkout stations will be available near the front desk, allowing patrons to skip waiting in line.
- Tags can be read while items are still on the shelves, which makes shelf-reading much faster. We can wave a radio “wand” along the shelves, allowing the computer to read off the position and identification of each item and sound an alert when items are misshelved.

Processing all 50,000 physical items in the library collection has taken months of hard work, and it would have taken much longer without the help of the Friends of the Library and other members of the community. Volunteers came in every Sunday for months to stick tags in books and link the tags to catalog records.

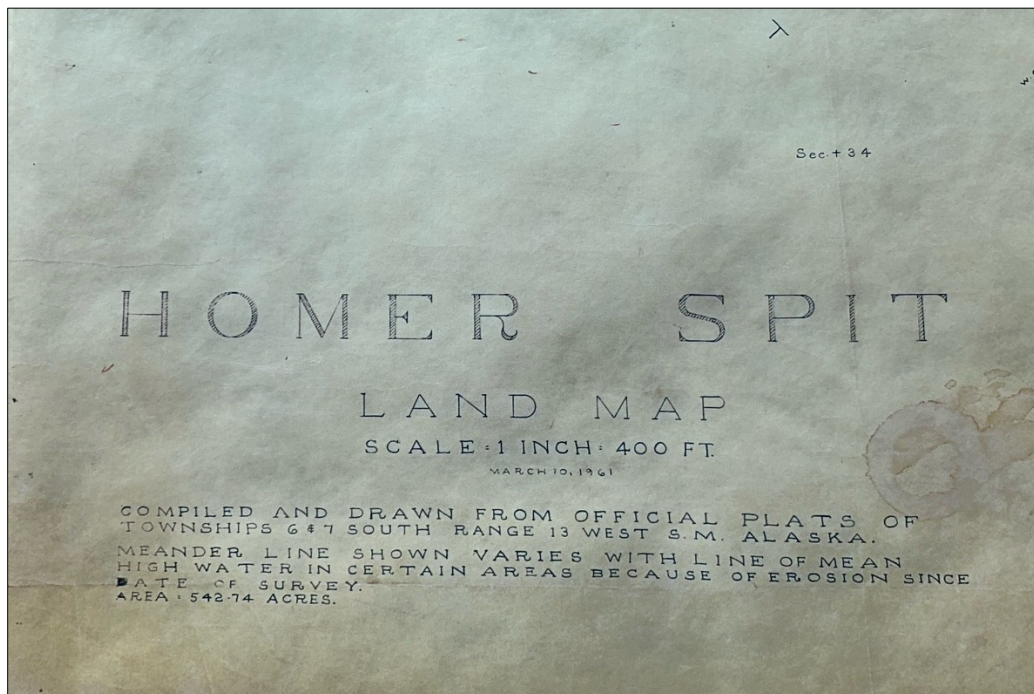
Technicians from Tech Logic will be here next week to set up the last few pieces of the system. If all goes well, the entire project should be fully functional by the end of August.

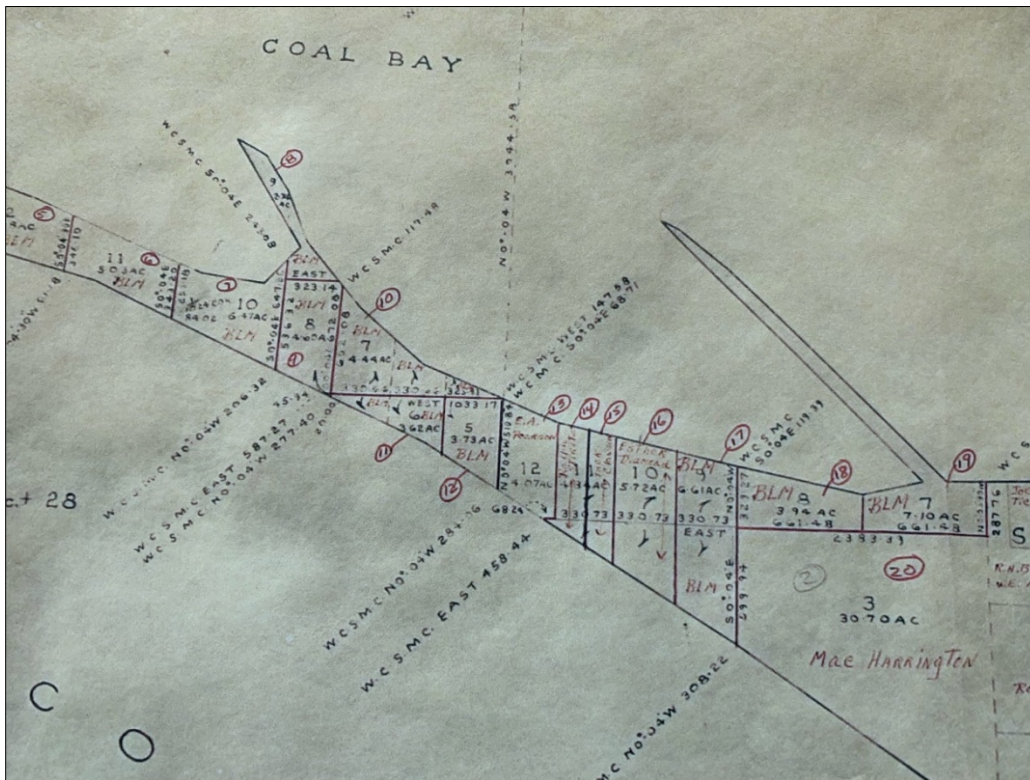
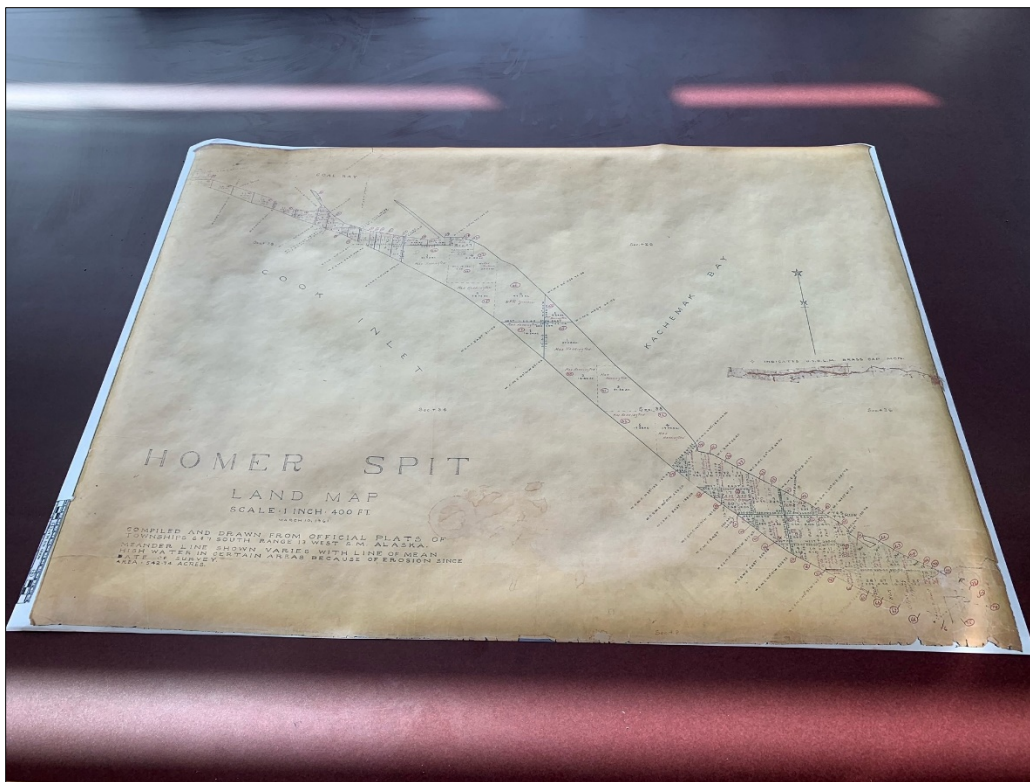
Cartography of Community

The library has partnered with the Pratt Museum on a community project to trace the history of Homer through maps. “Cartography of Community” is a grant-funded effort to reproduce some of the valuable maps in the Pratt collection and make them available in the library. Throughout the coming months, the Pratt will run a series of conversations with members of the public, inviting them to contribute local knowledge to add details that may be missing from the historical record.

All the maps included in this project, plus a number of others, are searchable in digital form on the museum’s website: <http://www.prattmuseum.org/collections/cartography-of-community/>

The first of the 15 maps has now been printed and is available in the library. Some photos below.





Enclosures:

1. Homer Spit Parking Update
2. KPB Application to Request Conveyance & Pages with Homer Properties

MEMORANDUM

DATE: August 3, 2021

TO: Bryan Hawkins, Port Director/Harbormaster
Janette Keiser, PE, Director of Public Works, City of Homer

FROM: Stephanie Mormilo, PE
Senior Civil Engineer, HDL Engineering Consultants, LLC

RE: REVISED Homer Spit Parking Progress Report

The following list provides information regarding the current status of the work described in the May 18, 2021 Homer Spit Parking Study Scope.

HDL's Scope of Work:

1) Identify improvements that would increase the amount of available parking.

- a. Parking Area between Ramp 1 & Ramp 2
 - i. This area was converted to fee parking this season.
 - ii. Provides approximately 75 parking spaces.
 - iii. HDL is evaluating the benefit/costs of paving this parking lot, which may provide additional parking spaces
 1. Initial evaluations indicate that paving will not significantly increase parking capacity, thus will not likely reduce the number of years required to pay off the improvement costs.
- b. Parking Area between Ramp 3 & Ramp 4
 - i. This parking area currently consists of approximately 212 total parking spaces
 1. Of the total parking spaces 86 are within DOT&PF ROW
 - ii. HDL is evaluating the benefit/costs of paving this parking lot, the benefit of discussing fee parking with DOT&PF for the portion within their ROW, and circulation within the parking area to provide the most efficient parking.
 1. Initial evaluations indicate that paving will not significantly increase parking capacity, thus will not likely reduce the number of years required to pay off the improvement costs.
 2. Discussions with DOT&PF may be required to charge for parking within their ROW. Initial evaluations show that the additional parking within the ROW will generate approximately 65% more income than the on-parcel parking alone.

- c. Parking Area between Ramp 4 and Freight Dock Road
 - i. This parking area currently consists of approximately 200 parking spots total
 - 1. Of the total parking spots 92 are within DOT&PF ROW
 - ii. HDL is evaluating the benefit/costs of paving this parking lot, the benefit of discussing fee parking with DOT&PF for the portion within their ROW, and circulation within the parking area to provide the most efficient parking.
 - 1. Initial evaluations indicate that paving will not significantly increase parking capacity, thus will not likely reduce the number of years required to pay off the improvement costs.
 - 2. Discussions with DOT&PF may be required to charge for parking within their ROW. Initial evaluations show that the additional parking within the ROW will generate approximately 80% more income than the on-parcel parking alone.
- d. Long-Term Parking Area Adjacent to Seafarer's Memorial
 - i. This parking area currently consists of approximately 89 parking spots total
 - 1. Of the total parking spots 43 are within DOT&PF ROW
 - ii. HDL is evaluating the benefit/costs of paving this parking lot, the benefit of discussing fee parking with DOT&PF for the portion within their ROW, and circulation within the parking area to provide the most efficient parking.
 - 1. Initial evaluations indicate that paving will not significantly increase parking capacity, thus will not likely reduce the number of years required to pay off the improvement costs.
 - 2. Discussions with DOT&PF may be required to charge for parking within their ROW. Initial evaluations show that the additional parking within the ROW will nearly double the income than the on-parcel parking alone.
- e. Proposed Parking Area Northwest of Freight Dock Road (Behind Bait Shop)
 - i. This area is currently used to store dredged materials.
 - ii. HDL is evaluating the number of parking spaces that can be provided by leveling/grading this area and estimating the costs of these improvements.
- f. Lots 9 & 10 (Adjacent to Fish Dock Road)
 - i. This area is currently used for storage.
 - ii. HDL is evaluating the number of parking spaces that can be provided on these parcels and estimating the costs of relocating stored materials and parking improvements.

2) Provide planning level cost estimates for possible improvements.

- a. HDL is currently developing the planning level cost estimates as part of the benefit/cost analysis to identify the most efficient improvements.

3) Make recommendations for revenue generation.

- a. HDL will provide draft recommendations and update them upon review and comment from the Port Director/Harbormaster and Director of Public Works Director.

For the general benefit/cost analysis and cost estimates, HDL will need confirmation of the following information:

- 1) Cost of automated pay machines
- 2) Cost of dry wells constructed in existing paved parking areas at Ramps 1-4.

HDL will submit the draft memorandum August 18, 2021 for review by the Port Director/Harbormaster and Director of Public Works. The document will be finalized 15 business days after receiving comments.



Land Management

144 N. Binkley Street, Soldotna, Alaska 99669 • (907) 714-2205 • (907) 714-2378 Fax

A Division of the Planning Department

Charlie Pierce
Borough Mayor

TO: Cities within the Kenai Peninsula Borough

FROM: Aaron Hughes, Land Management Agent

DATE: July 29, 2021

SUBJECT: Application to Request Conveyance of Tax Foreclosure Property for a Public Purpose

KPB Land Management has prepared a **preliminary list** of foreclosed parcels to be disposed of in the Borough's 2021 Tax Foreclosure Auction. Please review the attached list for parcel(s) that you wish to acquire. This list includes a column heading called "Parcel Number" that contains a hyper-link to the parcel viewer for each parcel. Simply click on the respective Parcel Number under this column for additional information. In addition, you will find attached a vicinity map reflecting the general location of the parcels referenced on the disposal list of foreclosed parcels.

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

To request conveyance of a parcel, please complete the attached application form and return it to me by no later than **August 30, 2021**. The form requests that the city identify the proposed public purpose for which the property would be retained. Additionally, the city, by ordinance must meet the obligations of AS 29.45.460 with respect to retention for a public purpose.

If you should have any questions, please contact Land Management at 907-714-2205.



Land Management

144 N. Binkley Street, Soldotna, Alaska 99669 • (907) 714-2205 • (907) 714-2378 Fax

A Division of the Planning Department

Charlie Pierce
Borough Mayor

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

Name of city requesting conveyance: _____

Attention to: _____

Mailing Address: _____ City _____ State _____ Zip _____

KPB Assessor Parcel ID No.: _____

Is parcel within city limits? ☐ Yes ☐ No

(Optional)

Proposed public purpose: _____

(Optional)

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

- Reference to city code or other authority that supports the public purpose conveyance.
- Specific and immediate use of parcel.
- Attach additional pages or exhibits as needed.

Proposed method of payment: _____

Authorized City Official

Printed Name, Title

Signature/Date

Invoice (Completed by KPB Finance Dept.)

Parcel ID NO. _____

Amount: _____

Recording Fee: _____

TOTAL DUE: _____

DUE DATE: _____, 2021



VICINITY MAP

2021 Tax Foreclosure Sale

July 28, 2021

INDEX OF SALE PARCELS

Parcel No. (Map Linked)	Legal Description	General Location	Acres	Assessed Land Value	Assessed Improvement Value	Minimum Bid
01232015	Lot Sixteen (16), Block One (1), POINT LOOKOUT SUBDIVISION ADDITION NO. 3, according to Plat No. 78-131, Kenai Recording District, Third Judicial District, State of Alaska (KPB PIN 01232015)	Nikiski	1.22	\$8,800	\$500	
01320028	Ptn of Gov Lot One (1), Section Six (6), Township Seven (7) North, Range Eleven (11) West, Seward Meridian PTN GL 1 BEGIN @NE CORNER OF GL 1 TH WEST 630 FT TH SOUTH 208 FT TO POD TII SOUTH 320 Ft TO CORNER 2 TH W 210 FT TO CORNER 3 11I N 320 FT TO CORNER 4 THE 210 FT TO POB EXCL NORTH KENAI RD ROW, Kenai Recording District, Third Judicial District, State of Alaska (KPB PIN 01320028)	Nikiski	1.00	\$10,900	\$36,600	
06345313	Lot Fourteen (14), Block Three (3), STERLING HEIGHTS SUBDIVISION, according to K-935, Kenai Recording District, Third Judicial District, State of Alaska (KPB PIN 06345313)	Sterling	.26	\$11,500	\$17,700	
13308322	Ptn of Northwest one-quarter (NW¼) of the Northeast one-quarter (NE 1/4) of the Southeast one-quarter (SE ¼), Section Twenty (20), Township Three (3) North, Range Eleven (11) West, Seward Meridian, START @1/4 SEC MARKER COMMON TO SECS 20 & 21 TH 836 Ft WEST TO POB 1H 484 FT WEST TH 450 FT SOUTH TH 484 FT EAST TH 450 FT NORTH TO PO, Kenai Recording District, Third Judicial District, State of Alaska (KPB PIN 13308322)	Kasilof	4.69	\$28,500	\$85,100	
15936062	Lot Fifty-one (51), HOFFMAN ACRES LOWELL FIELD PHASE 3, according to Plat No. 2007-38, Homer Recording District, Third Judicial District, State of Alaska (KPB PIN 15936062)	Happy Valley	.96	\$13,900	\$27,700	
15936068	Lot Fifty-seven (57), HOFFMAN ACRES LOWELL FIELD PHASE 3, according to Plat No. 2007-38, Homer Recording District, Third Judicial District, State of Alaska (KPB PIN 15936068)	Happy Valley	.94	\$17,800	\$0	
17214008	Tract Eight (8), KACHEMAK WILDERNESS ACRES SUBDIVISION, according to Plat No. 72-1216, Homer Recording District, Third Judicial District, State of Alaska (KPB PIN 17214008)	Homer	4.35	\$64,900	\$414,900	

INDEX OF SALE PARCELS

Parcel No. (Map Linked)	Legal Description	General Location	Acres	Assessed Land Value	Assessed Improvement Value	Minimum Bid
17225016	Lot Six (6), Block Two (2), MARIMAC 2 SUBDIVISION, according to Plat No. 83- 97, Homer Recording District, Third Judicial District, State of Alaska (KPB PIN 17225016)	Homer	1.29	\$36,600	\$54,500	
18512125	ALASKA STATE LAND SURVEY 92-197, according to Plat No. 93-32, Homer Recording District, Third Judicial District, State of Alaska (KPB PIN 18512125)	Fox River	5.00	\$6,600	\$3,400	
01320005	Ptn of Gov Lot Three (3), Section Six (6), Township Seven (7) North, Range Eleven (11) West, Seward Meridian PTN GL 3 BEGINNING @NW CORNER OF LOT 3 TH S 308 FT TO POB; TH S 218 FT; THE 200 FT; TH N 218 FT; TH W 200 FT TO POB, Kenai Recording District, Third Judicial District, State of Alaska (KPB PIN 01320005)	Nikiski	1.00	\$10,900	\$0	
02519007	The Southeast one-quarter (SE 1/4) Lying South of North Kenai Rd, Section Eighteen (18), Township Eight (8) North, Range Ten (10) West, Seward Meridian, Kenai Recording District, Third Judicial District, State of Alaska (KPB PIN 02519007)	Nikiski	7.00	\$21,200	\$0	
02544709	Lot Two-hundred fifty-five (255), MOOSE POINT SUBDIVISION, according to Plat No. 84-65, Kenai Recording District, Third Judicial District, State of Alaska (KPB PIN 02544709)	Point Possession	18.22	\$12,500	\$0	
04709303	Lot Three (3), Block Twenty (20), ORIGINAL TOWNSITE OF KENAI, U.S. SURVEY NO. 2970, according to the official plat thereof, Kenai Recording District, Third Judicial District, State of Alaska (KPB PIN 04709303)	Kenai	0.21	\$500	\$0	
05518016	Lot Five (5), Block Three (3), KALIFONSKY BEACH INDUSTRIAL PARK SUBDIVISION, according to Plat No. 73-23, Kenai Recording District, Third Judicial District, State of Alaska (KPB PIN 05518016)	Kenai	0.96	\$1,000	\$0	
06516350	Lot Thirteen (13), Block Two (2), THE HEATHER, according to Plat No. 84-313, Kenai Recording District, Third Judicial District, State of Alaska (KPB PIN 06516350)	Sterling	0.93	\$18,300	\$0	
15912062	Track Fifty-one (51) HAPPY CREEK HOMESITES SUBDIVISION, according to Plat No. 62-711, Homer Recording District, Third Judicial District, State of Alaska (KPB PIN 15912062)	Happy Valley	5.00	\$700	\$0	

INDEX OF SALE PARCELS

Parcel No. (Map Linked)	Legal Description	General Location	Acres	Assessed Land Value	Assessed Improvement Value	Minimum Bid
04707403	Lot Three (3), Block Eight (8), ORIGINAL TOWNSITE OF KENAI, ALASKA, according to U.S. Survey No. 2970, Kenai Recording District, Third Judicial District, State of Alaska (KPB PIN 04707403)	Kenai	0.21	\$500	\$0	
13338004	Lot Two (2), Block One (1), CARDWELL SUBDIVISION, RESUBDIVISION OF TRACT-1 & TRACT-3, ADDITION NO. I, according to Plat No. 77-147, Kenai Recording District, Third Judicial District, State of Alaska (KPB PIN 13338004)	Soldotna	2.35	\$25,800	\$4,000	
14535318	Tract "B," GATEWAY SUBDIVISION AMENDED, according to Plat No. 84-18, Seward Recording District, Third Judicial District, State of Alaska (KPB PIN 14535318)	Seward	2.34	\$169,600	\$0	
15914321	Lots Two (2) and Six (6), PIPERS HAVEN UNIT 2, according to P1at No. 97-86, Homer Recording District, Third Judicial District, State of Alaska (KPB PINS 15914321 and 15914325)	Happy Valley	5.88	\$30,400	\$0	
15914325	Lots Two (2) and Six (6), PIPERS HAVEN UNIT 2, according to P1at No. 97-86, Homer Recording District, Third Judicial District, State of Alaska (KPB PINS 15914321 and 15914325)	Happy Valley	9.60	\$23,600	\$0	
16503115	Tract Fifteen (15), DEL RIO RANCHOS SUBDIVISION, according to Plat No. 2000-49; Homer Recording District, Third Judicial District, State of Alaska (KPB PIN 16503115)	Anchor Point	8.72	\$23,500	\$0	
16548063	Lot Thirteen (13), EVERGREEN MEADOWS SUBDIVISION, according to Plat No. 2002-39, Homer Recording District, Third Judicial District, State of Alaska (KPB PIN 16548063)	Anchor Point	9.31	\$18,600	\$0	
16561036	Lot Six (6), OLD PIONEER SUBDIVISION, according to Plat No. 82-66, Homer Recording District, Third Judicial District, State of Alaska (KPB PIN 16561036)	Anchor Point	4.01	\$27,200	\$0	
17102147	The West One-Half (W 1/2) of Lot Eighteen (18), ANCHOR RIVER RANCHOS SUBDIVISION, according to Plat No. 72-328, Homer Recording District, Third Judicial District, State of Alaska (KPB PIN 17102147)	Anchor Point	9.42	\$8,300	\$0	
17227101	Lot One (1), Block Two "C" (2-C), MOUNTAIN GLACIER ESTATES PARTS, according to Plat No. 83-22, Homer Recording District, Third Judicial District, State of Alaska (KPB PIN 17227101)	Homer	2.41	\$40,800	\$0	