Memorandum
Supplemental Packet

TO:      MAYOR CASTNER AND HOMER CITY COUNCIL
FROM:    MELISSA JACOBSEN, MMC, CITY CLERK
DATE:    MARCH 14, 2022
SUBJECT: SUPPLEMENTAL PACKET

RESOLUTIONS

Resolution 22-017, A Resolution of the City Council of Homer, Alaska Acknowledging the Sufficiency of the Bunnell Avenue/Charles Way Water and Sewer Special Assessment Districts and Approving the Improvement Plan, Estimated Cost of Improvements, and Assessment Methodology. City Manager/Public Works Director.

Memorandum 22-044 from City Clerk as backup.  Page 2


Written public comments.  Page 7
Memorandum 22-044

TO: MAYOR CASTNER AND HOMER CITY COUNCIL
FROM: MELISSA JACOBSEN, MMC, CITY CLERK
DATE: MARCH 14, 2022
SUBJECT: RESOLUTION 22-017 PRELIMINARY ASSESSMENT ROLL

Resolution 22-017 acknowledges the sufficiency of the Bunnell Avenue/Charles Way Water and Sewer Special Assessment District, and approves the improvement plan, estimated cost of improvements, and the assessment methodology. A copy of the preliminary assessment roll should be included as an attachment to Resolution 22-017.

RECOMMENDATION: Amend Resolution 22-017 to include the preliminary assessment roll as attachment A.
**AMENDED PRELIMINARY ASSESSMENT ROLL (Hybrid Method 02/10/22) Attachment A to Resolution 22-017**

**PROJECT NAME:** Bunnell Avenue/Charles Way Water & Sewer Improvement Special Assessment District  
**DATE:** June 3, 2021

TOTAL ESTIMATED PROJECT WATER: $509,167 $473,787 $525,637  
TOTAL ESTIMATED PROJECT SEWER: $631,834 $514,153 $418,221  

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:

HOMER ACCELERATED WATER AND SEWER PROGRAM (HAWSP) SHARE: WATER: $70,869 $62,024 $74,987  
SEWER: $157,958 $128,538 $104,555  

ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION PRINCIPAL FORGIVENESS GRANT: WATER PROJECTS ONLY: $225,690

<table>
<thead>
<tr>
<th>PROPERTY OWNER NAME &amp; ADDRESS</th>
<th>LEGAL DESCRIPTION &amp; PARCEL NUMBER</th>
<th>ASSESSED PROPERTY VALUE</th>
<th>ASSESSED ESTIMATED PROPERTY OWNER SHARE OF ASSESSMENT</th>
<th>ASSESSMENT METHOD</th>
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</thead>
</table>
Sewer $20603 $9,249 $7,097 |
Sewer $20603 $9,249 $7,097 |
| 5.   | LOGAN CHRISTINA ARLYNE            | T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON SUB AMENDED LOT 152 #17716416 | $45,900 | Water $7874 $4,359 $4,977  
Sewer $20603 $9,249 $7,097 |
| 6.   | LONG CHRIS                        | T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON SUB AMENDED LOT 151 #17716415 | $244,200 | Water $7874 $4,359 $4,977  
(Property has sewer) |
| 7.   | CONNOLLY NANCY C                  | T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON SUB AMENDED LOT 150 #17716414 | $49,600 | Water $7874 $4,359 $4,977  
Sewer $20603 $9,249 $7,097 |
Sewer $20603 $9,249 $7,097 |
**Project Name:** Bunnell Avenue/Charles Way Water & Sewer Improvement Special Assessment District  
**Date:** June 3, 2021

**Total Estimated Project Water:** $509,167  
**Total Estimated Project Sewer:** $631,834

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:

**Homer Accelerated Water and Sewer Program (HAWSP) Share:**
- **Water:** $70,869  
- **Sewer:** $157,958

**Alaska Department of Environmental Conservation Principal Forgiveness Grant:**
- **Water Projects Only:** $225,690

<table>
<thead>
<tr>
<th>Property Owner Name &amp; Address</th>
<th>Legal Description &amp; Parcel Number</th>
<th>Assessed Property Value</th>
<th>Assessed Property Owner Share of Assessment</th>
<th>Assessment Method</th>
</tr>
</thead>
</table>
| JOHNSON PAUL MATTHEW  
124 E 23rd AVE  
ANCHORAGE, AK 99503-2010  
PEREIRA, KATRIN  
3476 S. HORSESHOE LAKE RD  
WASILLA, AK 99623 | T 6S R 13W SEC 20 Seward Meridian HM 2008066 W R BENSON'S SUB 2008 REPLAT LOT 165-A #17716452 | $186,200 | Water $7,874  
Sewer $7,874  
$15,843 | $9,955  
$14,194 |
| LARSON BJORN &  
RAUPP SASHA H  
PO BOX 1435  
HOMER AK 99603-1435 | T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON SUB AMENDED LOT 167 #17716439 | $51,500 | Water $7,874  
Sewer $20603  
$9,249 | $4,977  
$14,194 |
| BAUGHER TINA M  
209 W DIMOND BLVD STE 4  
ANCHORAGE AK 99515-1932 | T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON SUB AMENDED LOT 168 #17716438 | $50,700 | Water $7,874  
Sewer $20603  
$9,249 | $4,977  
$7,097 |
| VERNON ROBERT GORDON  
PO BOX 3  
HOMER AK 99603-0003 | T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON SUB AMENDED LOT 171 #17716435 | $157,400 | Water $7,874  
Sewer $20603  
$9,249 | $4,977  
$7,097 |
| | T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON SUB AMENDED LOT 172 #17716434 | $41,300 | Water $7,874  
Sewer $20603  
$9,249 | $4,977  
$7,097 |

Page 2 of 4 (Strikeouts are deletions, **Bold Underlined** is new information)
**AMENDED PRELIMINARY ASSESSMENT ROLL** (Hybrid Method 02/10/22) Attachment A to Resolution 22-017

**PROJECT NAME:** Bunnell Avenue/Charles Way Water & Sewer Improvement Special Assessment District, DATE: June 3, 2021

TOTAL ESTIMATED PROJECT WATER: $509,167  $473,787  $525,637  
TOTAL ESTIMATED PROJECT SEWER: $631,834  $514,153  $418,221

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:

HOMER ACCELERATED WATER AND SEWER PROGRAM (HAWSP) SHARE: WATER: $70,869  $62,024  $74,987  
SEWER: $157,958  $128,538  $104,555

ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION PRINCIPAL FORGIVENESS GRANT: WATER PROJECTS ONLY: $225,690

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<th>ASSESSED PROPERTY OWNER SHARE OF ASSESSMENT ASSESSMENT METHOD</th>
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<tbody>
<tr>
<td>LOGAN IRA LLC 2303 TULIK DR ANCHORAGE AK 99517-1132</td>
<td>T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON SUB AMENDED LOT 173 #17716433</td>
<td>$175,200</td>
<td>Water $7874 $4,359 $4,977  Sewer $20603 $9,249 $7,097</td>
</tr>
<tr>
<td>HILLSTRAND NANCY PO BOX 7 HOMER AK 99603-0007</td>
<td>T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON SUB AMENDED LOT 176 #17716437</td>
<td>$102,100</td>
<td>Water $7874 $4,359 $4,977  Sewer $20603 $9,249 $7,097</td>
</tr>
<tr>
<td>JOHNSON PAUL MATTHEW 124 E 23RD AVE ANCHORAGE, AK 99503-2010</td>
<td>T 6S R 13W SEC 20 Seward Meridian HM PTN GL 2 BEGIN S 1/16 CORNER SECS 19 &amp; 20 &amp; NW CORNER LOT 2 TH S 89 DEG 57'30&quot; E 600 FT ALONG N BOUND LT 2 TO POB TH S 0 D EG 2' E 391 FT TO CORNER 2 ON MHW KACHEMAK BAY TH S 59 DEG 30' E 150 FT TO CORNE R 3 TH N 38 DEG 0' E 592.6 FT TO CORNER 4 TH N 89 DEG 57'37&quot; W ALONG N BOUNDRY O F GL 2 494.3 FT TO POB SAVE &amp; EXC THAT PTN DESCRIBED IN W/D 88 @ 820 #17714010</td>
<td>$593,900</td>
<td>Water $7874 $23,700 $100,025 $116,670  Sewer $20603 $102,613 $142,622 $165,260</td>
</tr>
<tr>
<td>HOMER CITY OF 491 E PIONEER AVE HOMER AK 99603-7624</td>
<td>T 6S R 13W SEC 20 Seward Meridian HM PTN GL 2 BEGIN S 1/16 CORNER SECS 19 &amp; 20 &amp; NW CORNER LOT 2 TH S 89 DEG 57’30” E 600 FT ALONG N BOUND LT 2 TO POB TH S 0 D EG 2’ E 391 FT TO CORNER 2 ON MHW KACHEMAK BAY TH S 59 DEG 30’ E 150 FT TO CORNER 3 TH N 38 DEG 0’ E 592.6 FT TO CORNER 4 TH N 89 DEG 57’37” W ALONG N BOUNDRY O F GL 2 494.3 FT TO POB SAVE &amp; EXC THAT PTN DESCRIBED IN W/D 88 @ 820 #17714010</td>
<td>$4,300</td>
<td>Water $7874 $23,700 $27,065 $11,840  Sewer $20603 $50,293 $38,591 $17,426</td>
</tr>
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**AMENDED PRELIMINARY ASSESSMENT ROLL (Hybrid Method 02/10/22) Attachment A to Resolution 22-017**

**PROJECT NAME:** Bunnell Avenue/Charles Way Water & Sewer Improvement Special Assessment District  
**DATE:** June 3, 2021

TOTAL ESTIMATED PROJECT WATER: $509,167 $473,787 **$525,637**  
TOTAL ESTIMATED PROJECT SEWER: $631,834 $514,153 **$418,221**  

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:

- WATER: $212,608 $186,073 **$224,960**  
- SEWER: $473,875 $385,615 **$418,221**  

HOMER ACCELERATED WATER AND SEWER PROGRAM (HAWSP) SHARE: WATER: $70,869 $62,024 **$74,987**  
SEWER: $157,958 $128,538 **$104,555**

ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION PRINCIPAL FORGIVENESS GRANT: WATER PROJECTS ONLY: $225,690

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| PEREIRA, KATRHIN              | 3476 S. HORSESHOE LAKE RD        | $248,000               | Water $7874 $39,924 $13,253 **$11,840**  
Sewer $20603 $84,722 $18,897 **$17,426** |
| 3476 S. HORSESHOE LAKE RD     | 3476 S. HORSESHOE LAKE RD        | $248,000               | 27 VANN REVOCABLE TRUST PO BOX 561 KASILOF AK 99610-0561 |
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(Strikeouts are deletions **Bold Underlined** is new information)
CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Homer City Mayor Ken Castner and Council Members Jason Davis and Shelly Erickson,

Thank you for supporting (and drafting) a resolution to protect the Alaska Constitution and the specifically enumerated right allowing grand juries to freely investigate and recommend on public welfare or safety concerns.

Those of us who first brought this important issue to your attention have a few suggestions for a more effective resolution. We incorporated them into the draft resolution verbiage that we found on the Homer City Council website. See our attached draft resolution which incorporates our suggested changes.

Please consider carefully incorporating our proposed changes into the version of the resolution that is voted upon.

Most Sincerely,

Alaska Grand Jury Rights
David Haeg
(907) 398-6403 cell/text
haeg@alaska.net
DRAFT RESOLUTION - WITH SUGGESTED CHANGES (IN ITALICS) FROM THOSE WHO FIRST ALERTED THE HOMER CITY COUNCIL TO THIS ISSUE

CITY OF HOMER
HOMER, ALASKA

RESOLUTION 22-0xx

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA EXPRESSING THE IMPORTANCE OF THE ALASKA CONSTITUTION AND THE GRAND JURY SYSTEM.

WHEREAS, the Constitution of the State of Alaska is the foundational document protecting the State and its citizens; and

WHEREAS, its provisions have been carefully crafted by our founding fathers and mothers to provide guidance to State institutions and officials to protect individual liberty, resources, and to establish a government operating with three separate but co-equal branches commonly known as the executive, legislative and judiciary each with functions designed to operate in the public interest; and

WHEREAS, grand juries are an important, constitutionally provided, feature of State government with the power “to investigate and make recommendations concerning the public welfare or safety” without any encumbrances or interference from government authorities; and

WHEREAS, if Alaska citizens have concerns about the functioning of any one of the three branches of State government, they should petition for a grand jury to conduct a review of those agencies within the State.

NOW THEREFORE BE IT RESOLVED THAT The Homer City Council:

1. Supports the foregoing principles and recognizes the right of all Alaskans to rely on State government institutions to be responsive to legitimate citizen concerns.
2. That a copy of this Resolution shall be provided to the grand juries, district attorneys, and presiding judges in Anchorage and Kenai; the Governor of the State of Alaska; the Alaska State Legislature; and the Alaska Attorney General.

3. That all past and future public requests/petitions for grand jury investigations into public welfare or public safety concerns, be submitted without delay or modification to the grand jury in the area in which they were/are submitted.
Dear Council Members,

Though I am not a Homer resident, I shop, recreate, pay taxes, and have a business in Homer city limits. A resolution that is being brought to the Homer City Council put forth by Davis/Erickson, #22-020, is a statewide issue, not just a Homer issue. It is a citizen issue, not a Democrat/Republican issue. What Homer does affects both city residents and those who reside outside the city limits.

It is time to expose the corruption in Alaskan politics. It has affected us all and has ruined or negatively altered the lives of many. I wholeheartedly support a Resolution for a Grand Jury to investigate government corruption in Alaska. The time is now, not later.

The current Resolution, though well written, does not address what I see as the primary problem, which is the fact that Grand Jury jurors are stopped from viewing or even from receiving knowledge of evidence that has been presented to the Grand Jury for investigation.

Please address not only the right of the jurors to see all the evidence presented, without being redacted, altered, or filtered in any way, but also address the fact that most Grand Jury jurors have no idea that our Alaska State Constitution says the following:

AS 12.40.049 states, “If an individual grand juror knows or has reason to believe that a crime has been committed that is triable by the court, the juror shall disclose it to the other jurors, who shall investigate.” SHALL means that it MUST be disclosed, and MUST be investigated.

Thank you for your consideration and your time in addressing this Resolution.

Deanna Chesser
PO Box 515
Anchor Point, AK 99556
Dear Homer City Council,

I am writing to urge you to develop an effective resolution supporting the specific Constitutional right of Alaska Grand Juries to investigate corruption in our government. The separation of powers in the branches of the Executive, Legislative and Judicial are primarily intended to root out corruption in our government, assure fairness in our laws and to protect the innocent. It is imperative that the Judicial [being the appointed Watch Dog of ex-judicial affairs] be allowed to function as optimally as possible. For one branch to overtake another (or both) in the absence of investigation and accountability - it provides the opportunity for corruption. Conversely, when the opportunity for wrong doing, obfuscation, and/or subversion of the law is removed, government functions at its best. When the judicial fails to exercise its duty fully, then one (or both) other branches are given excess power. This affects not only the laws, but also the citizenry in an adverse way. The effects can be long term and destructive to our form of government.

Please support the Grand Jury powers of investigation to the fullest extent possible and to assert the rights of duty when and where ever corruption exists.

Sincerely,

Penny C. Johnson
Alaska Resident
From: Henry Kroll
To: Department Clerk
Subject: Constitutional right of Grand Juries
Date: Saturday, March 12, 2022 8:21:09 AM

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

I urge the Homer City Council to vote for an EFFECTIVE resolution supporting the specific constitutional right of Alaska grand juries to investigate corruption in our government.

To learn how extensive this corruptions has grown since Statehood download free MAKE ALASKA GREAT AGAIN. Go: www.hankkroll.com

Sincerely, Henry Kroll

Author, born in Seldovia February 1944. I delivered two million pounds of king cab into Homer and many millions of pounds of salmon. I lived in Halibut Cove 13 years and was friends with Clem Tillion and the Kilchers.
CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Mayor and City Assembly,

Please vote YES on a resolution supporting the specific constitutional right of Alaska grand juries to investigate corruption in our government. I've seen the corruption within our government(s) and an investigation is of the utmost importance.

Thank you!

Betty Jo Moore