



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

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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.

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Resolution 22-020, A Resolution of the City Council of Homer, Alaska Expressing the Importance of the Alaska Constitution and the Grand Jury System. Davis/Erickson.

Written public comments.

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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:

WATER: ~~\$212,608~~ ~~\$186,073~~ **\$224,960** SEWER: ~~\$473,875~~ ~~\$385,615~~ **\$313,666**

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

	PROPERTY OWNER NAME & ADDRESS	LEGAL DESCRIPTION & PARCEL NUMBER	ASSESSED PROPERTY VALUE	ASSESSED ESTIMATED PROPERTY OWNER SHARE OF ASSESSMENT ASSESSMENT METHOD
3	DAM REVOCABLE TRUST 2019 1477 BAY AVE HOMER AK 99603-7941	T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON SUB AMENDED LOT 154 #17716418	\$52,600	Water \$7874 \$4,359 <u>\$4,977</u> Sewer \$20603 \$9,249 <u>\$7,097</u>
4	GUETSCHOW RUBEN PO BOX 1071 PAHOA HI 96778-1071	T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON SUB AMENDED LOT 153 #17716417	\$47,900	Water \$7874 \$4,359 <u>\$4,977</u> Sewer \$20603 \$9,249 <u>\$7,097</u>
5	LOGAN CHRISTINA ARLYNE LOGAN CHRISTINA 2303 TULIK DR ANCHORAGE AK 99517-1132	T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON SUB AMENDED LOT 152 #17716416	\$45,900	Water \$7874 \$4,359 <u>\$4,977</u> Sewer \$20603 \$9,249 <u>\$7,097</u>
6.	LONG CHRIS 879 LINDA CT HOMER, AK 99603-7222	T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON SUB AMENDED LOT 151 #17716415	\$244,200	Water \$7874 \$4,359 <u>\$4,977</u> (Property has sewer)
7	CONNOLLY NANCY C 303 TORQUAY CT UNIT B RIDGE NY 11961-8358	T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON SUB AMENDED LOT 150 #17716414	\$49,600	Water \$7874 \$4,359 <u>\$4,977</u> Sewer \$20603 \$9,249 <u>\$7,097</u>
14	LINDSEY RONALD J SAVIDGE BARBARA A PO BOX 1867 HOMER AK 99603-1867	T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON SUB AMENDED LOT 162 #17716444	\$85,900	Water \$7874 \$4,359 <u>\$4,977</u> Sewer \$20603 \$9,249 <u>\$7,097</u>

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**

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

	PROPERTY OWNER NAME & ADDRESS	LEGAL DESCRIPTION & PARCEL NUMBER	ASSESSED PROPERTY VALUE	ASSESSED ESTIMATED PROPERTY OWNER SHARE OF ASSESSMENT ASSESSMENT METHOD
15	JOHNSON PAUL MATTHEW 124 E 23 RD AVE ANCHORAGE, AK 99503-2010 PEREIRA, KATRHIN 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 \$7874 \$8,717 <u>\$9,955</u> Sewer \$20603 \$18,498 <u>\$14,194</u>
16	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 \$7874 \$4,359 <u>\$4,977</u> Sewer \$20603 \$9,249 <u>\$7,097</u>
17	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 \$7874 \$4,359 <u>\$4,977</u> Sewer \$20603 \$9,249 <u>\$7,097</u>
18		T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON SUB AMENDED LOT 169 #17716437	\$43,300	Water \$7874 \$4,359 <u>\$4,977</u> Sewer \$20603 \$9,249 <u>\$7,097</u>
19	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 \$7874 \$4,359 <u>\$4,977</u> Sewer \$20603 \$9,249 <u>\$7,097</u>
20		T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON SUB AMENDED LOT 172 #17716434	\$41,300	Water \$7874 \$4,359 <u>\$4,977</u> Sewer \$20603 \$9,249 <u>\$7,097</u>

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**

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

	PROPERTY OWNER NAME & ADDRESS	LEGAL DESCRIPTION & PARCEL NUMBER	ASSESSED PROPERTY VALUE	ASSESSED ESTIMATED PROPERTY OWNER SHARE OF ASSESSMENT ASSESSMENT METHOD
21	LOGAN IRA LLC 2303 TULIK DR ANCHORAGE AK 99517-1132	T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON SUB AMENDED LOT 173 #17716433	\$175,200	Water \$7874 \$4,359 <u>\$4,977</u> Sewer \$20603 \$9,249 <u>\$7,097</u>
22		T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON SUB AMENDED LOT 174 #17716432	\$58,100	Water \$7874 \$4,359 <u>\$4,977</u> Sewer \$20603 \$9,249 <u>\$7,097</u>
23	HILLSTRAND NANCY PO BOX 7 HOMER AK 99603-0007	T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON SUB AMENDED LOT 175 #17716231	\$102,100	Water \$7874 \$4,359 <u>\$4,977</u> Sewer \$20603 \$9,249 <u>\$7,097</u>
24		T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON SUB AMENDED LOT 176 #17716430	\$36,000	Water \$7874 \$4,359 <u>\$4,977</u> Sewer \$20603 \$9,249 <u>\$7,097</u>
25	HOMER CITY OF 491 E PIONEER AVE HOMER AK 99603-7624	T 6S R 13W SEC 20 Seward Meridian HM PTN GL 2 BEGIN S 1/16 CORNER SECS 19 & 20 & 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 CORNE R 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 & EXC THAT PTN DESCRIBED IN W/D 88 @ 820 #17714010	\$593,900	Water \$7874 \$23,700 \$100,025 <u>\$116,670</u> Sewer \$20603 \$102,613 \$142,622 <u>\$165,260</u>
26	JOHNSON PAUL MATTHEW 124 E 23RD AVE ANCHORAGE, AK 99503-2010	T 6S R 13W SEC 20 Seward Meridian HM PTN GL 2 BEGIN 400 FT E OF 1/16 CRNR COMMO N TO SEC 19 & 20 TH E 200 FT ALONG N BOUND OF GL 2 TH S TO BEACH LINE TH W 200 F T TH 339 FT N TO POB #17714009	\$4,300	Water \$7874 \$23,700 \$27,065 <u>\$11,840</u> Sewer \$20603 \$50,293 \$38,591 <u>\$17,426</u>

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**

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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

	PROPERTY OWNER NAME & ADDRESS	LEGAL DESCRIPTION & PARCEL NUMBER	ASSESSED PROPERTY VALUE	ASSESSED ESTIMATED PROPERTY OWNER SHARE OF ASSESSMENT ASSESSMENT METHOD
	PEREIRA, KATRIN 3476 S. HORSESHOE LAKE RD WASILLA, AK 99623			
27	VANN REVOCABLE TRUST PO BOX 561 KASILOF AK 99610-0561	T 6S R 13W SEC 20 Seward Meridian HM PTN GL 2 BEGIN INTERSECTION OF N BOUNDARY LT 2 & RR ROW TH E TO PT 400 FT FROM 1/16 CRNR TH S TO BEACH TH NW 100 FT TH N T O NORTH SIDE OF OLD RR ROW TH NW TO POB #17714008	\$248,000	Water \$7874 -\$39,924 \$13,253 <u>\$11,840</u> Sewer \$20603 \$84,722 \$18,897 <u>\$17,426</u>

From: haeg@alaska.net
To: [Mayor Email](#); [Jason Davis](#); [Shelly Erickson](#)
Subject: Suggested Resolution Changes
Date: Friday, March 11, 2022 5:24:25 PM
Attachments: [Draft Proposed Homer Resolution.docx](#)

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

1 **DRAFT RESOLUTION - WITH SUGGESTED CHANGES (IN ITALICS) FROM THOSE WHO**
2 **FIRST ALERTED THE HOMER CITY COUNCIL TO THIS ISSUE**

3
4
5 **CITY OF HOMER**
6 **HOMER, ALASKA**

7
8 **RESOLUTION 22-0xx**
9

10
11 A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA
12 EXPRESSING THE IMPORTANCE OF THE ALASKA CONSTITUTION
13 AND THE GRAND JURY SYSTEM.
14

15
16 WHEREAS, the Constitution of the State of Alaska is the foundational document
17 protecting the State and its citizens; and
18

19 WHEREAS, its provisions have been carefully crafted by our founding fathers and
20 mothers to provide guidance to State institutions and officials to protect individual
21 liberty, resources, and to establish a government operating with three separate but co-
22 equal branches commonly known as the executive, legislative and judiciary each with
23 functions designed to operate in the public interest; and
24

25 WHEREAS, grand juries are an important, constitutionally provided, feature of
26 State government with the power “to investigate and make recommendations
27 concerning the public welfare or safety” *without any encumbrances or interference from*
28 *government authorities*; and
29

30 WHEREAS, if Alaska citizens have concerns about the functioning of any one of
31 the three branches of State government, they should petition *for a grand jury* to
32 conduct a review of those *agencies* within the State.
33

34
35
36 NOW THEREFORE BE IT RESOLVED THAT The Homer City Council:
37

- 38 1. Supports the foregoing principles and recognizes the right of all Alaskans to rely
39 on State government institutions to be responsive to legitimate citizen concerns.
40

41 2. *That a copy of this Resolution shall be provided to the grand juries, district*
42 *attorneys, and presiding judges in Anchorage and Kenai; the Governor of the State of*
43 *Alaska; the Alaska State Legislature; and the Alaska Attorney General.*

44

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

48

49

From: [Deanna Chesser](#)
To: [Department Clerk](#)
Subject: Resolution 22-020
Date: Saturday, March 12, 2022 7:34:02 PM

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

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

From: timpenny@gci.net
To: [Department Clerk](#)
Subject: Grand Jury Investigations
Date: Saturday, March 12, 2022 11:40:30 AM

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

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.

From: [Betty Jo Moore](#)
To: [Department Clerk](#)
Cc: [Rep. Sarah Vance](#); [David Haeg](#)
Subject: YES ALASKA NEEDS...
Date: Saturday, March 12, 2022 3:31:07 PM

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