

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

**Ordinance 24-21, Ordinance 24-22 and
Charles Way/Bunnell Avenue Water & Sewer Special Assessment District**

A **public hearing** is scheduled for **Tuesday, May 28, 2024** during the Regular City Council Meeting. The meeting begins at 6:00 p.m. in the City Hall Cowles Council Chambers and by 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

Ordinance 24-21, An Ordinance of the City Council of Homer, Alaska, Amending the FY23 Capital Budget by Re-Appropriating FY22 State of Alaska Community Assistance Program in the Amount of \$98,714.98 from Various ADA Projects to the Airport Sidewalk Repair Project. City Manager/Public Works Director.

Ordinance 24-22, An Ordinance of the City Council of Homer, Alaska Amending the FY24 Capital Budget By Accepting and Appropriating an Alaska Department of Environmental Conservation Drinking Water Fund Loan in the Amount of \$184,578 for the Tasmania Court Water Improvement Project. City Manager/Public Works Director.

Charles Way/Bunnell Avenue Water & Sewer Special Assessment District

**Copies of proposed Ordinances in entirety, are available for review online at <https://www.cityofhomer-ak.gov/ordinances>, also at the Homer City Clerk's Office and at the Homer Public Library. Contact the Clerk's Office at City Hall if you have any questions. 235-3130, Email: clerk@ci.homer.ak.us

Renee Krause, MMC, Acting City Clerk
Ad #24-053 Publish 052324

WHEREAS, The Airport Terminal Sidewalk Replacement Project design will address ADA accessibility by correcting the uneven sidewalk and improving handicap access ramps to the sidewalk that leads to the terminal doors; and

WHEREAS, \$76,175 was appropriated in the FY24/25 Capital Budget and a revised construction cost estimate is in the range of \$150,000 to \$200,000; and

WHEREAS, Community Assistance Program Payments should not sit on the books for multiple years and by re-appropriating the funds to the Airport Terminal Sidewalk Replacement Project fulfills the intent of using the program funds for an ADA barrier removal project.

NOW, THEREFORE, The City of Homer Ordains:

Section 1: The Homer City Council hereby amends the FY24 Capital Budget by re-appropriating the FY22 Community Assistance Program Payment of \$98,714.98 from various ADA projects to the Airport Terminal Sidewalk Replacement Project as follows:

<u>Fund</u>	<u>Description</u>	<u>Amount</u>
	CAP Funds	\$98,714.98

Section 2: This is a budget amendment ordinance, is not permanent in nature, and shall not be codified.

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this 28th day of May, 2024.

CITY OF HOMER

KEN CASTNER, MAYOR

ATTEST:

RENEE KRAUSE, MMC, ACTING CITY CLERK

YES:

NO:

ABSTAIN:

ABSENT:

- 82 First Reading:
- 83 Public Hearing:
- 84 Second Reading:
- 85 Effective Date:

**CITY OF HOMER
HOMER, ALASKA**

City Manager/
Finance Director

ORDINANCE 24-22

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA
AMENDING THE FY24 CAPITAL BUDGET BY ACCEPTING AND
APPROPRIATING AN ALASKA DEPARTMENT OF ENVIRONMENTAL
CONSERVATION (ADEC) DRINKING WATER FUND LOAN IN THE
AMOUNT OF \$184,578 FOR THE TASMANIA COURT WATER
IMPROVEMENT PROJECT.

WHEREAS, Resolution 21-042 authorized the City Manager to apply for a loan from the
Alaska Department of Environmental Conservation (ADEC) Drinking Water Fund; and

WHEREAS, The City of Homer was awarded the loan and the City Manager signed a
loan agreement (No. 409331-S) totaling \$277,090 for 20 years; and

WHEREAS, Resolution 23-108 certified the final assessment roll for the Tasmania Court
Water Special Assessment District (SAD); and

WHEREAS, The City submitted a disbursement request to ADEC and those funds have
been received.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The Homer City Council hereby amends the FY24 Capital Budget by accepting
and appropriating an ADEC Drinking Water Fund Loan for Tasmania Court Water
Improvements in the amount of \$184,578 as follows:

<u>Fund</u>	<u>Description</u>	<u>Amount</u>
215	ADEC Drinking Water Fund Loan – Tasmania Court Water Improvements	\$184,578

Section 2. This is a budget amendment ordinance, is temporary in nature, and shall
not be codified.

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA this ____ day of _____, 2024.

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CITY OF HOMER

KEN CASTNER, MAYOR

ATTEST:

RENEE KRAUSE, MMC, ACTING CITY CLERK

YES:

NO:

ABSTAIN:

ABSENT:

Introduction:

Public Hearing:

Second Reading:

Effective Date:

CITY OF HOMER

NOTICE OF PUBLIC HEARING

CHARLES WAY/BUNNELL AVE WATER & SEWER SPECIAL ASSESSMENT DISTRICT

The Homer City Council will hear objections to the assessment roll for Charles Way/Bunnell Ave Water and Sewer Special Assessment Districts on Tuesday, May 28, 2024 during a Regular City Council meeting at 6:00 p.m. The meeting will be held in the Homer City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska, and by Zoom Webinar ID: 205 093 973 Password: 610853

All owners of record are welcome to attend and give testimony concerning errors or inequalities on their assessment. Written comments received prior to May 28, 2024 will be included in the City Council's packet as a part of the record.

Please take note, State Law provides that, "the validity of an assessment may not be contested by a person who did not file with the municipal clerk a written objection to the assessment roll before its confirmation."

After public hearing, the City Council shall correct errors and inequalities in the roll and confirm the roll at the June 10, 2024 regular meeting. Time and method of payment shall then be fixed by resolution; payments may not be required sooner than sixty days after billing and may be paid in full or by other available terms.

Notice of hearing and assessment roll was mailed to owners of record on May 10, 2024. Questions concerning the assessment roll or hearing may be directed to the City Clerk, 491 E. Pioneer Avenue, Homer, Alaska 99603, phone (907) 235-3130, fax (907) 235-3143, email clerk@ci.homer.ak.us.

Melissa Jacobsen, MMC, City Clerk/Interim City Manager

Publish: Homer News May 16, 2024

Ad#24-048



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 10, 2024

Dear Property Owner:

Charles Way/Bunnell Ave Water and Sewer Special Assessment Districts Final Assessment Roll

Now that construction has been completed and Public Works has accepted the Charles Way/Bunnell Ave water and sewer improvement projects, we are sending you the final assessment roll and public hearing notice for the special assessment districts wherein you are listed as a record owner.

The Homer City Council has set **Tuesday, May 28, 2024 at 6:00 p.m.** as the time to hear objections to the final assessment roll. Homer City Code Section 17.04.080 states, "After the hearing the council shall correct any errors or inequalities in the assessment roll. If an assessment is increased, a new hearing shall be set and notice published, except that a new hearing and notice is not required if all record owners of property subject to the increased assessment consent in writing to the increase. Objection to the increased assessment shall be limited to record owners of properties whose assessments were increased. When the assessment roll is corrected, the council shall confirm the assessment roll by resolution. The city clerk shall record the resolution and confirmed assessment roll with the district recorder."

If you are unable to attend the hearing, written objections and or comments must be received no later than 5:00 p.m. Tuesday, May 21, 2024 to be included in the City Council packet or no later than 4:00 p.m. on Tuesday, May 28, 2024 Council meeting day to be recorded as part of the record of the hearing.

Please take note, Alaska Statutes 29.46.120 provides that, "the validity of an assessment may not be contested by a person who did not file with the municipal clerk a written objection to the assessment roll before its confirmation."

If I can answer any questions for you about the hearing or assessments, please feel free to call me at 235-3130.

Sincerely,

Melissa Jacobsen, MMC, City Clerk/Interim City Manager

Enc. Public Hearing Notice Charles Way/Bunnell Ave
 Final Assessment Roll
 Maps

CITY OF HOMER

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Melissa Jacobsen, MMC, City Clerk/Interim City Manager
Publish: Homer News May 16, 2024

FINAL ASSESSMENT ROLL**Bunnell Avenue/Charles Way Water & Sewer Improvement Special Assessment District** DATE: **April 25, 2024**TOTAL PROJECT WATER: **\$602,538.70 - \$225.69 (ADEC Principle Subsidy) = 376,848.70**TOTAL PROJECT SEWER: **\$328,800.33**Districts shall be assessed 75% property owner share of the project. WATER: **\$282,172.26** SEWER: **\$246,599.50**
HOMER ACCELERATED WATER AND SEWER PROGRAM (HAWSP) SHARE: WATER: **\$94,212.18** SEWER: **\$82,200.83**

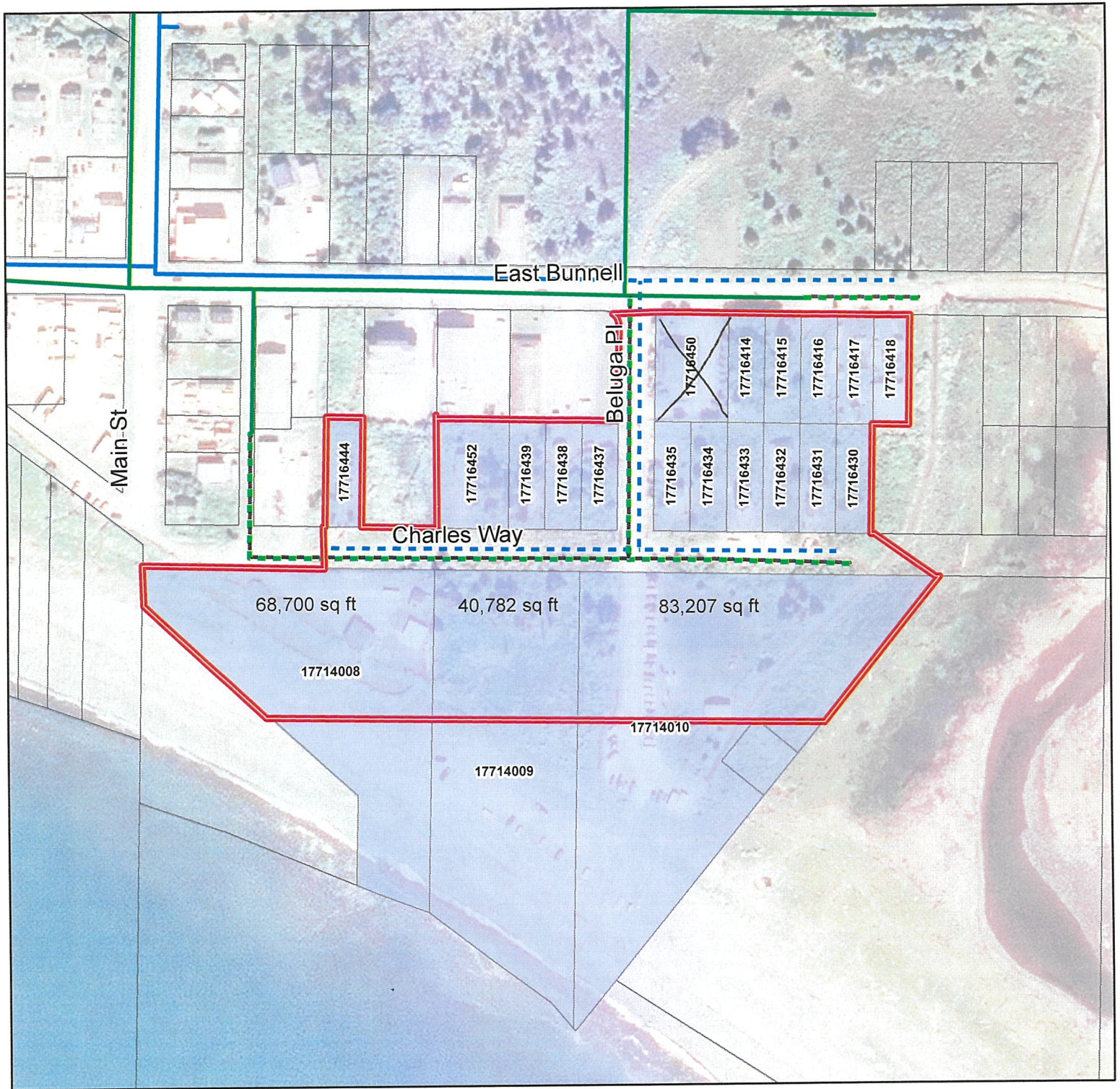
	PROPERTY OWNER NAME & ADDRESS	LEGAL DESCRIPTION & PARCEL NUMBER	ASSESSED PROPERTY VALUE	ASSESSED ESTIMATED PROPERTY OWNER SHARE OF ASSESSMENT ASSESSMENT METHOD
1	DAM REVOCABLE TRUST 2019 PO BOX 399 DIVIDE CO 80814-0399	T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON SUB AMENDED LOT 154 #17716418	\$52,600	Water \$6,973.21 Sewer \$6,384.86
2.	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 \$6,973.21 Sewer \$6,384.86
3.	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 152 #17716416	\$45,900	Water \$6,973.21 Sewer \$6,384.86
4.		T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON SUB AMENDED LOT 151 #17716415	\$244,200	Water \$6,973.21 (Property has sewer)
5.	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 \$6,973.21 Sewer \$6,384.86
6.	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 \$6,973.21 Sewer \$6,384.86
7.	JOHNSON PAUL MATTHEW 124 E 23 RD AVE ANCHORAGE, AK 99503-2010 PEREIRA, KATHERIN 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 \$13,946.42 Sewer \$12,769.72

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HOMER ACCELERATED WATER AND SEWER PROGRAM (HAWSP) SHARE: WATER: **\$94,212.18** SEWER: **\$82,200.83**

	PROPERTY OWNER NAME & ADDRESS	LEGAL DESCRIPTION & PARCEL NUMBER	ASSESSED PROPERTY VALUE	ASSESSED ESTIMATED PROPERTY OWNER SHARE OF ASSESSMENT ASSESSMENT METHOD
8.	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 \$6,973.21 Sewer \$6,384.86
9.	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 \$6,973.21 Sewer \$6,384.86
10.		T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON SUB AMENDED LOT 169 #17716437	\$43,300	Water \$6,973.21 Sewer \$6,384.86
11.	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 \$6,973.21 Sewer \$6,384.86
12.		T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON SUB AMENDED LOT 172 #17716434	\$41,300	Water \$6,973.21 Sewer \$6,384.86
13.	LOGAN CHRISTINA ARLYNE 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 \$6,973.21 Sewer \$6,384.86
14.		T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON SUB AMENDED LOT 174 #17716432	\$58,100	Water \$6,973.21 Sewer \$6,384.86
15.	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 #17716431	\$102,100	Water \$6,973.21 Sewer \$6,384.86
16.		T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON SUB AMENDED LOT 176 #17716430	\$36,000	Water \$6,973.21 Sewer \$6,384.86

FINAL ASSESSMENT ROLL**Bunnell Avenue/Charles Way Water & Sewer Improvement Special Assessment District** DATE: **April 25, 2024**TOTAL PROJECT WATER: **\$602,538.70 - \$225,69 (ADEC Principle Subsidy) = 376,848.70**TOTAL PROJECT SEWER: **\$328,800.33**Districts shall be assessed 75% property owner share of the project. WATER: **\$282,172.26** SEWER: **\$246,599.50**
HOMER ACCELERATED WATER AND SEWER PROGRAM (HAWSP) SHARE: WATER: **\$94,212.18** SEWER: **\$82,200.83**

	PROPERTY OWNER NAME & ADDRESS	LEGAL DESCRIPTION & PARCEL NUMBER	ASSESSED PROPERTY VALUE	ASSESSED ESTIMATED PROPERTY OWNER SHARE OF ASSESSMENT ASSESSMENT METHOD
17.	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 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 & EXC THAT PTN DESCRIBED IN W/D 88 @ 820 #17714010	\$593,900	Water \$133,925.38 Sewer \$117,041.74
18.	JOHNSON PAUL MATTHEW 124 E 23RD AVE ANCHORAGE, AK 99503-2010 PEREIRA, KATHERIN 3476 S. HORSESHOE LAKE RD WASILLA, AK 99623	T 6S R 13W SEC 20 Seward Meridian HM PTN GL 2 BEGIN 400 FT E OF 1/16 CRNR COMMON 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 \$14,851.17 Sewer \$13,699.97
19.	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 \$14,851.17 Sewer \$13,699.97



Legend

- Special Assessment District
- Parcels Concerned
- Proposed Sewer Main
- Proposed Water Main
- Existing Sewer Main
- Existing Water Main

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

CHARLES WAY/EAST BUNNELL WATER & SEWER EXTENSION SPECIAL ASSESSMENT DISTRICT



200 100 0 200 Feet



Dept. of Public Works
November 16, 2021

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.