



City of Homer

www.cityofhomer-ak.gov

Office of the City Clerk

491 East Pioneer Avenue
Homer, Alaska 99603

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Memorandum

Agenda Changes/Supplemental Packet

TO: MAYOR ZAK AND HOMER CITY COUNCIL
FROM: MELISSA JACOBSEN, MMC, CITY CLERK
DATE: AUGUST 14, 2017
SUBJECT: AGENDA CHANGES AND SUPPLEMENTAL PACKET

WORKSESSION

Cost and Funding Analysis for Police Station	Page 3
Memorandum from City Manager Re: Property and Sales Tax Information	Page 5
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CONSENT AGENDA

Resolution 17-075, A Resolution of the City Council of Homer, Alaska, Committing to Continual Work Towards Becoming a City that is Universally Accessible to All.

Written Public Comment	Page 13
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Resolution 17-076(S), A Resolution of the City Council of Homer, Alaska, Supporting House Resolution HR 2748 Save Our Seas Act of 2017, **Sponsored by Congressman Don Young**, and Senate Bill 759 the SOS Act, Sponsored by Senator Dan Sullivan ~~in the Senate and Congressman Don Young in the House.~~ Aderhold.

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Cost and Funding Analysis for Phased Police Station 8.9.17

New Building Construction	SF	Unit Price Cost	Cost
(8997*10% for mech/halls)	9,647	\$435	\$4,196,445
Design			\$419,645
Inspection			\$146,876
1% for Art			\$41,964
Furnishings			\$110,000
Communications			\$205,000
Contingency			\$419,645
Total Police Station Building Only			\$5,539,575
Associated Site Development			
Civil Site Improvements*			\$555,750
Accessory Structures^			\$541,575
Repay HART for property			\$258,000
Total Project			\$6,894,900

*includes desing, inspection, contingency and 1% for art

Potential available funds	Cost
Funds from Permenant Fund	\$1,173,864
Police Station New building fund	\$88,000
Police Reserves	\$298,609
Repay HART with GF	\$258,000
Grant for furnishings	\$50,000
	\$1,868,473
Amount needed to borrow	\$5,026,427

Annual Debt Service	
\$5m, 25 yrs. 3.7-4.7% yr debt service	\$307,000-\$340,000
\$7m, 25yers. 3.7-4.7% yer debt service	\$430,000-\$476,000

2015 Seasonal Sales Tax (April-Sept)	Revenues
1%	\$1,222,000
0.50%	\$611,000
0.40%	\$488,800
0.30%	\$366,600
0.25%	\$305,500



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Office of the City Manager

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Memorandum

TO: Mayor Zak and Homer City Council
 FROM: Katie Koester, City Manager
 DATE: August 14, 2017
 SUBJECT: Property and Sales Tax

The purpose of this memo is to give the Council information on taxes collected in Homer, the surrounding area, and associated exemptions.

Sales Tax Source: www.kpb.us

Gross sales in Homer for 2016 was \$410 million. However, only \$174 million were taxable. Approximately 42% of sales in the City of Homer are exempt from sales tax for one reason or another. Exemptions include sales over \$500, non-profit or government purchases, and non-prepared food 9 months of the year, among others.

Assessed Value before and after Exemptions Source: KPB Assessor (attached)

The City of Homer's total assessed value (excluding oil and gas property) is \$1.256 billion. Of that, \$547 million, or approximately 43% is exempt either because the entire property is exempt (for example, government or non-profit) or a portion of the taxable value is exempt (senior property tax exemption, resident exemption, etc.). See the attached report from the Borough on 2017 Real Property for details.

2016 Tax Revenue Per Capita Source: Alaska Taxable 2016.

Tax revenue per capita is a measurement of how much tax is paid per person in a community.

Homer: \$2,011 Kenai Peninsula Borough: \$1,596 Kachemak City: \$141

Mill Rates for Southern Kenai Peninsula Source: www.kpb.us

Homer	11.3
City of Homer	4.5
KPB	4.5
SPH	2.3

Kachemak	7.8
Kachemak	1
KPB	4.5
SPH	2.5

S. Borough outside city limits	10.8
KESA	2.6
KPB	4.5
SPH	2.3
Road Maint.	1.4

Anchor Point	10.95
AP Fire/EMS	2.75
KPB	4.5
SPH	2.3
Road Maint.	1.4

GRM Live 2017 REAL PROPERTY TAG 20 SUMMARY

CERTIFIED VALUES

(Excludes Oil Accounts)

		ASSESSED VALUES	KPB	CITY
Total Accounts	4,358	Total Ass'd Land	363,841,900	363,841,900
Total Acreage	15,225.39	Total Ass'd Improvements	892,996,400	892,996,400
		Total Ass'd Real Property	<u>1,256,838,300</u>	<u>1,256,838,300</u>

EXEMPTIONS

MANDATORY EXEMPTIONS		Count	KPB Value	City Value	
400	Government Exempt Value	273	388,907,200	388,907,200	
402	University Exempt Value	2	6,747,800	6,747,800	
404	Religious Exemption	28	17,916,200	17,916,200	
406	Charitable Exempt Value	42	12,662,600	12,662,600	
408	Hospital Exempt Value	1	4,566,100	4,566,100	
410	State Educational Exempt Value	8	996,900	996,900	
411	Armed Forces Agency Exempt Value	1	274,500	274,500	
412	Senior Mandatory Exempt Value	501	71,750,500	71,750,500	
413	Veteran Mandatory Exempt Value	12	1,714,800	1,714,800	
414	Fire Control System Exemption	11	206,888	206,888	
415	ANCSA Native Exempt Value	1	138,300	138,300	
419	MSV Multi-Purpose Senior Variable Exempt V.	1	1,155,100	1,155,100	
420	Electric CoOp Exempt Value	4	4,220,100	4,220,100	
	Total Tag20:	<u>885</u>	<u>511,256,988</u>	<u>511,256,988</u>	
OPTIONAL EXEMPTIONS		Count	KPB Value	Count	City Value
451	OP Residential Boro Exemption	915	43,501,400	0	0
452	OP 20k City Residential Exemption	0	0	1,146	22,450,400
453	OP Community Purpose Exempt Value	26	13,560,900	0	0
455	OP Homer Community Exempt Value	0	0	25	13,508,900
462	OP Senior Resident >150k Exempt Value	433	45,036,400	0	0
463	OP Disabled Veteran >\$150k Exempt Value	10	1,646,600	0	0
465	OP Volunteer FF/EMS Exemption 1	5	50,000	5	0
468	OP Volunteer FF/EMS Exemption 1 City	0	0	0	60,000
	Total Tag20:	<u>1,389</u>	<u>103,795,300</u>	<u>1,176</u>	<u>36,019,300</u>
	TAG 20 Totals:	<u>2,274</u>	<u>615,052,288</u>	<u>1,176</u>	<u>547,276,288</u>

TAXABLE VALUE

TOTAL ASSESSED VALUE	1,256,838,300	1,256,838,300
TOTAL EXEMPTIONS	615,052,288	547,276,288
TOTAL TAXABLE	<u>641,786,012</u>	<u>709,562,012</u>

DEFERMENTS AND TAX CREDITS - TAG 20

<u>VT</u>	<u>Count</u>	<u>Description</u>	<u>Value</u>
DEFERMENTS			
170	3	Agricultural Deferment Value Loss	159,100
171	3	Conservation Easement Value Loss	126,700
	<u>6</u>	TAG Total DEFERMENTS	<u>285,800</u>
TAX CREDITS			
550	20	Disabled Resident \$500TAX CREDIT Borough	0
	<u>20</u>	TAG Total TAX CREDITS	<u>0</u>

GRM Live 2017 REAL PROPERTY TAG 82 SUMMARY

CERTIFIED VALUES

(Excludes Oil Accounts)

		ASSESSED VALUES	KPB	CITY
Total Accounts	14	Total Ass'd Land	1,178,800	1,178,800
Total Acreage	10.83	Total Ass'd Improvements	2,495,200	2,495,200
		Total Ass'd Real Property	<u>3,674,000</u>	<u>3,674,000</u>

EXEMPTIONS

MANDATORY EXEMPTIONS		Count	KPB Value	City Value	
400	Government Exempt Value	2	4,800	4,800	
412	Senior Mandatory Exempt Value	4	569,200	569,200	
Total Tag82:		<u>6</u>	<u>574,000</u>	<u>574,000</u>	
OPTIONAL EXEMPTIONS		Count	KPB Value	Count	City Value
451	OP Residential Boro Exemption	5	250,000	0	0
452	OP 20k City Residential Exemption	0	0	0	120,000
462	OP Senior Resident >150k Exempt Value	3	407,800	0	0
Total Tag82:		<u>8</u>	<u>657,800</u>	<u>0</u>	<u>120,000</u>
TAG 82 Totals:		<u><u>14</u></u>	<u><u>1,231,800</u></u>	<u><u>0</u></u>	<u><u>694,000</u></u>

TAXABLE VALUE

TOTAL ASSESSED VALUE	3,674,000	3,674,000
TOTAL EXEMPTIONS	1,231,800	694,000
TOTAL TAXABLE	<u>2,442,200</u>	<u>2,980,000</u>

DEFERMENTS AND TAX CREDITS - TAG

<u>VT</u>	<u>Count</u>	<u>Description</u>	<u>Value</u>
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TAG Total

From: Hoss Walker
To: [Department Clerk](#)
Subject: Police Station
Date: Friday, August 11, 2017 6:07:11 PM

I wonder why we are beating an already dead proposals for a new police station when we have no means of paying for one. The people feel taxed to death already, and you continue to try to spend more money we do not have. I VOTE NO NEW POLICE STATION UNTIL WE CLEARLY HAVE MORE SECURED REVENUES. W have wasted precious money on designs without a source of revenue.
QUIT WASTING OUR MONEY!

Raymond Walker
664 Soundview Ave
Homer, Alaska

Sent from my iPad

8-14-2014

Joe Singleton
1895 Mission Road
Homer Alaska 99603

Homer City Council Members
City Hall Homer, AK.

Subject: New Police building (Work Shop)

I disagree with the investment of any more money to design A building for the Police Department. Currently 500,000.00 has been spent to design the HERC building. The bond issue was voted down.


The voters did not support the proposed 12-million-dollar bond do you really think they have changed their mind?

I would support a 6-million-dollar facility but any increased cost from 2018 to actual construction of the facility is funded by the design of the facility.

Most of the council members have a long history with replacement of the police facility, what is the value of third party making a presentation?

The option to find what the voters would support was missed by not including a 6 or 12 million-dollar option for a new facility in 2017 election.

Thank You


Joe Singleton

From: Lolita Brache
To: [Department Clerk](#)
Subject: in favor of Resolution 17-075
Date: Sunday, August 13, 2017 2:35:14 PM

Dear Mayor and Members of the City Council,

I am writing in favor of resolution 17-075. It seems to me obvious that Homer should “accommodate and welcome individuals who are over the age of 65 as well as those who experience a handicap” to live in or visit Homer. We are really out of compliance with basic ADA regulations in some areas, and could certainly improve accessibility, including access to trails and outdoor events with a little thought and effort. I have friends who experience mobility limitations and have seen how frustrating it is—and sometimes disappointing, when they are unable to get where they want or doing so requires many helping hands, thus diminishing independence. I, therefore, urge the city to pass this resolution **and fund the ADA committee** sufficiently so they can continue this essential work.

This resolution is really a weak and meaningless move without the continued funding and a strong commitment to support the work of the ADA committee. Perhaps it is a necessary step towards building consensus for this work; I trust there will be further efforts made in this area.

Thank you for your on-going work as members of our city council,

Sincerely,

Lolita Brache

Po Box 2508

Homer, AK

From: Hoss Walker
To: [Department Clerk](#)
Subject: Resolution 17-075
Date: Monday, August 14, 2017 7:45:45 AM

NO, NO, NO, NO, NO. No on resolution 17-075

Raymond Walker
664 Soundview, Homer, Ak

Sent from my iPad

From: Jack Wiles
To: [Department Clerk](#)
Subject: Resolution 17-075 ADA Compliance
Date: Sunday, August 13, 2017 1:11:39 PM

Honorable Mayor and City Council,

I am writing in support of the intent of Resolution 17-075 and congratulate the City on committing to compliance with the Americans with Disabilities Act (ADA) - 17 years! after the passage of the ADA.

You should note that under the ADA a lack of commitment to funding a transition plan (or business plan) is not a defense against a complaint filed with the US Justice Department. It is a great sign of tolerance by Persons with Disabilities that complaints have not been filed against the City and local businesses.

The proposed Resolution saying the City will 'work towards' compliance is meaningless unless you also include wording that commits the City to funding the phased implementation of the transition plan based on City policy of levels and priorities of ADA compliance (Titles I-V) associated with the transition plan.

Also, placing the burden on the Chamber of Commerce is misplaced since the City has code enforcement powers. Certainly the Chamber can provide technical and financial assistance but it does not excuse a business from compliance. Likewise, the City Comprehensive Plan is not the same as code.

I urge you to include wording in Resolution 17-075 to commit the City to implementing the City of Homer ADA Transition Plan through a phased funding commitment with a goal of full City and private business implementation within five years.

Leave the burden of recommendations for ADA compliance prioritization and funding mechanisms (City and local business) to the ADA Compliance Work Group.

Time to **Move Forward** after seventeen years.

John Wiles

From: Kathryn Carssow
To: [Department Clerk](#)
Subject: Accessibility Resolution
Date: Sunday, August 13, 2017 11:53:30 AM

Dear Mayor and City Council Members,

Unable to attend Monday's meeting, I'm writing to you in support of Resolution 17-075.

Thoughtful improvements, most of which need not be expensive, will benefit residents and visitors alike. Such improvements not only make our town and attractions accessible to elderly and disabled individuals but also to their family and friends who join them at restaurants, stores and other businesses and want to enjoy attractions with them. Making access accommodations also benefit the parents of young children and the elderly. Becoming a Universally accessible city clearly communicates a attitude of welcoming in support of our tourism industry and in support of Homer ' s increasing attractiveness as a community inwhich to retire. All great for our economy and our quality of life.

Thank you,
Kathryn Carssow

Sent from my Samsung Galaxy smartphone.

From: Jane Miles
To: [Department Clerk](#)
Subject: Resolution 17-075
Date: Sunday, August 13, 2017 2:07:57 PM

Dear Mayor and City Council Members. My name is Jane Miles and I live outside of the city limits at 39037 Fiddlehead Circle Homer, AK. I am writing in favor of resolution 17-075. I can hardly believe that there is any question that the city should work towards making Homer a city that accommodates and welcomes individuals who are over the age of 65 as well as those who experience a handicap to live in or visit Homer. What also surprises me is how far we have to go to obtain that goal. I have over the last year spent a lot of time with a friend who has a progressive physical disability, and it has been an eye opener to see the access difficulties she and others face. I urge the city to pass this resolution and then fund the ADA committee sufficiently so they can continue their important work. Thank you for your consideration, Jane Miles

From: Ann and Ron Keffer
To: [Tom Stroozas](#); [Catriona Reynolds](#); [David Lewis](#); [Donna Aderhold](#); [Shelly Erickson](#); [Heath Smith](#); [Mayor Email](#); [Department Clerk](#)
Subject: Resolution 17-075 Universally Accessible City
Date: Saturday, August 12, 2017 11:00:38 AM

I want to express to the Homer City Council and Mayor Zak my strong support for Resolution 17-075, Universally Accessible City. As a rapidly aging citizen, I'm eager to see accessibility improved throughout the city so that you don't find me lying face down on the sidewalk some day, calling out "I'm walled in; I'm walled in!"

In all seriousness, I am old enough to recall clearly the situation that pertained with regard to handicapped citizens and elderly citizens before the Americans with Disabilities Act was passed. Despite opposition - which I never have understood - the improvements wrought by the act quickly became SOP throughout the United States. Now we seldom think of the act, but those who benefitted from its requirements notice both when it allows them access and when accessibility has not been provided.

Thank you for taking up this important item.

Ron Keffer

Ann and Ron Keffer
189 Island View Court
Homer, Alaska 99603
H: 907-235-8293, Ann's Cell: 907-299-0812
Ron's Cell: 907-299-0821
annronkeffer@gmail.com

From: Tamara Reiser
To: [Department Clerk](#)
Cc: [Tom Stroozas](#); [Catriona Reynolds](#); [David Lewis](#); [Donna Aderhold](#); [Shelly Erickson](#); [Heath Smith](#)
Subject: Resolution 17-075
Date: Friday, August 11, 2017 8:14:43 PM

City Council members,

Do we really need a resolution to be a 'Universally Accessible City?' Don't we have laws and regulations in place already? And an ADA committee continually working on accessibility? Is it necessary to single out older people and 'explore' joining the World Health Organizations network to safeguard and protect elderly people? I believe your time is better spent on other matters.

I am against this resolution.
Thank you,
Tamara Reiser
City Resident

CITY OF HOMER
HOMER, ALASKA

Aderhold

RESOLUTION 17-076(S)

A RESOLUTION OF THE CITY OF HOMER IN SUPPORT OF HOUSE RESOLUTION HR 2748 SAVE OUR SEAS ACT OF 2017 SPONSORED BY CONGRESSMAN DON YOUNG, AND SENATE BILL 756 THE SOS ACT SPONSORED BY SENATOR DAN SULLIVAN ~~IN THE SENATE AND CONGRESSMAN DON YOUNG IN THE HOUSE.~~

WHEREAS, Both Congressman Young and Senator Sullivan recognize that healthy and clean oceans are vital to the Alaskan economy and the economy of Homer, Alaska; and

WHEREAS, Monies provided for beach clean will assist with keeping our oceans and beaches clean cleanup of hazards hazardous materials that will harm Marine wildlife; and

WHEREAS, This act has support from both sides of the aisle in the House and the Senate; and

WHEREAS, Any laws, treaties, accords or agreements that protect our seas are vital to the economy of Homer, Alaska; and

WHEREAS, We understand that whatever hurts the Oceans, Seas, Bays, Gulfs and Inlets will hurt the fisheries which in turn will have a ~~devastating effect on the Homer economy and the people of Homer~~ devastating effect on the economy and people of Homer, Alaska.

NOW, THEREFORE, BE IT RESOLVED that the city of Homer supports HR House Resolution 2748 and Senate Bill 756, The Save our Seas Act of 2017 and any and all agreements that work to keep our oceans healthy.

CITY OF HOMER

BRYAN ZAK, MAYOR

ATTEST:

MELISSA JACOBSEN, MMC, CITY CLERK

Fiscal Note: N/A