

City Council
April 11, 2016
Monday



Worksession 4:00 P.M.
Committee of the Whole 5:00 P.M.
Regular Meeting 6:00 P.M.

Cowles Council Chambers
City Hall
91 E. Pioneer Avenue
Homer, Alaska

Produced and
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April

- Monday 11th** **CITY COUNCIL**
Worksession 4:00 p.m., Committee of the Whole 5:00 p.m., and Regular Meeting 6:00 p.m.
- Tuesday 12th:** **ECONOMIC DEVELOPMENT ADVISORY COMMISSION**
Worksession 6:00 p.m.
- Thursday 14th:** **AMERICANS WITH DISABILITIES ACT COMPLIANCE COMMITTEE**
Meeting 4:00 p.m.
- Monday 18th:** **CITY COUNCIL**
Worksession 5:00 p.m.
- Wednesday 20th:** **PLANNING COMMISSION**
Worksession 5:30 p.m. and Regular Meeting 6:30 p.m.
- Thursday 21st:** **PARKS AND RECREATION ADVISORY COMMISSION**
Regular Meeting 5:30 p.m.
- Monday 25th:** **CITY COUNCIL**
Committee of the Whole 5:00 p.m. and Regular Meeting 6:00 p.m.

Regular Meeting Schedule

41116

Library Advisory Board 1st Tuesday with the exception of January,
April, August and November 5:30 p.m.

Economic Development Advisory Commission 2nd Tuesday 6:00 p.m.

Parks and Recreation Advisory Commission 3rd Thursday with the exception of
July, December and January 5:30 p.m.

Planning Commission 1st and 3rd Wednesday 6:30 p.m.

Port and Harbor Advisory Commission 4th Wednesday 5:00 p.m. (May-August 6:00 p.m.)

Cannabis Advisory Commission 4th Thursday 5:30 p.m.

Public Arts Committee Quarterly 2nd Thursday 5:00 p.m.

Permanent Fund Committee Quarterly 2nd Thursday 5:15 p.m.

MAYOR AND CITY COUNCILMEMBERS AND TERMS

BETH WYTHE, MAYOR – 16

BRYAN ZAK, COUNCILMEMBER - 16

DAVID LEWIS, COUNCILMEMBER – 17

GUS VAN DYKE, COUNCILMEMBER – 16

CATRIONA REYNOLDS, COUNCILMEMBER – 17

DONNA ADERHOLD, COUNCILMEMBER – 18

HEATH SMITH, COUNCILMEMBER – 18

City Manager, Katie Koester

City Attorney, Thomas F. Klinkner

<http://cityofhomer-ak.gov/cityclerk> for home page access, Clerk's email address is: clerk@ci.homer.ak.us Clerk's office phone number: direct line 235-3130, other number 435-3106

HOMER CITY COUNCIL
491 E. PIONEER AVENUE
HOMER, ALASKA
www.cityofhomer-ak.gov



WORKSESSION
4:00 P.M. MONDAY
APRIL 11, 2016
COWLES COUNCIL CHAMBERS

MAYOR BETH WYTHE
COUNCIL MEMBER DAVID LEWIS
COUNCIL MEMBER BRYAN ZAK
COUNCIL MEMBER GUS VAN DYKE
COUNCIL MEMBER CATRIONA REYNOLDS
COUNCIL MEMBER DONNA ADERHOLD
COUNCIL MEMBER HEATH SMITH
CITY ATTORNEY THOMAS KLINKNER
CITY MANAGER KATIE KOESTER
CITY CLERK JO JOHNSON

WORKSESSION AGENDA

- 1. CALL TO ORDER, 4:00 P.M.**
- 2. AGENDA APPROVAL** (Only those matters on the noticed agenda may be considered, pursuant to City Council's Operating Manual, pg. 5)
- 3. DRUG USE IN HOMER - HEROIN EPIDEMIC** Page 7
- 4. COMMENTS OF THE AUDIENCE**
- 5. ADJOURNMENT NO LATER THAN 4:50 P.M.**
Next Regular Meeting is Monday, April 25, 2016 at 6:00 p.m. and Committee of the Whole 5:00 p.m. A Worksession is scheduled for Monday, April 18, 2016 at 5:00 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

Addressing Heroin Addiction on the Kenai Peninsula

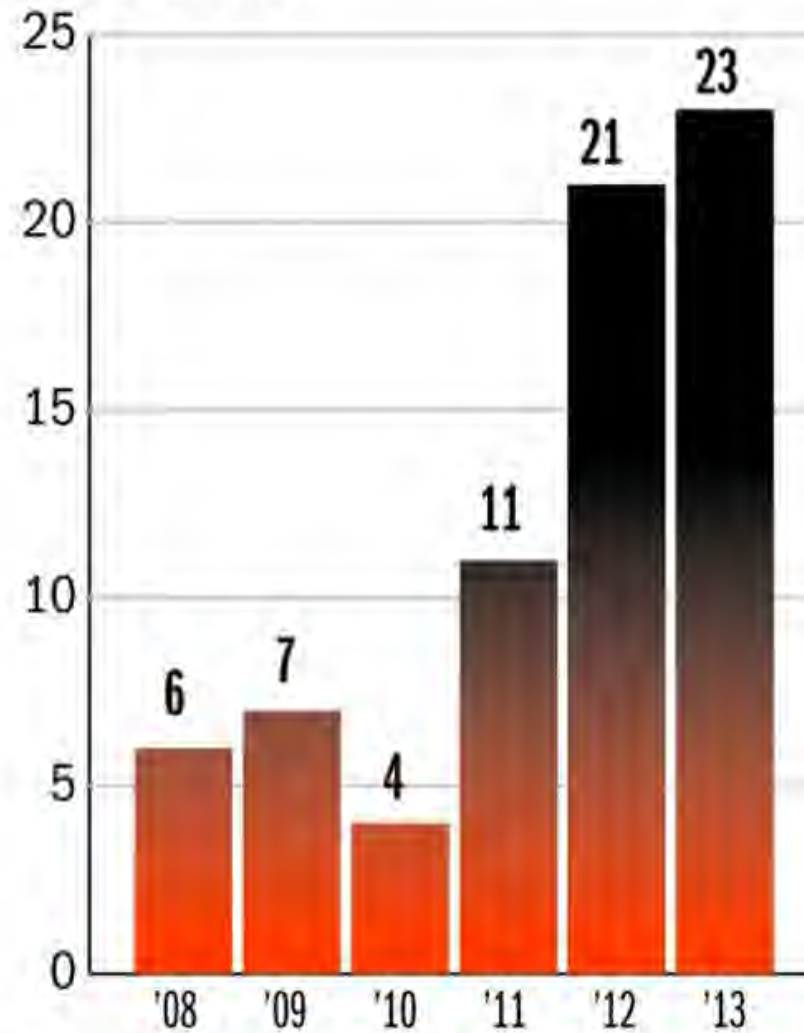
Kenai Peninsula Borough Assembly Meeting

December 8th

Dr. Sarah Spencer

Heroin deaths* in Alaska

2008-2013

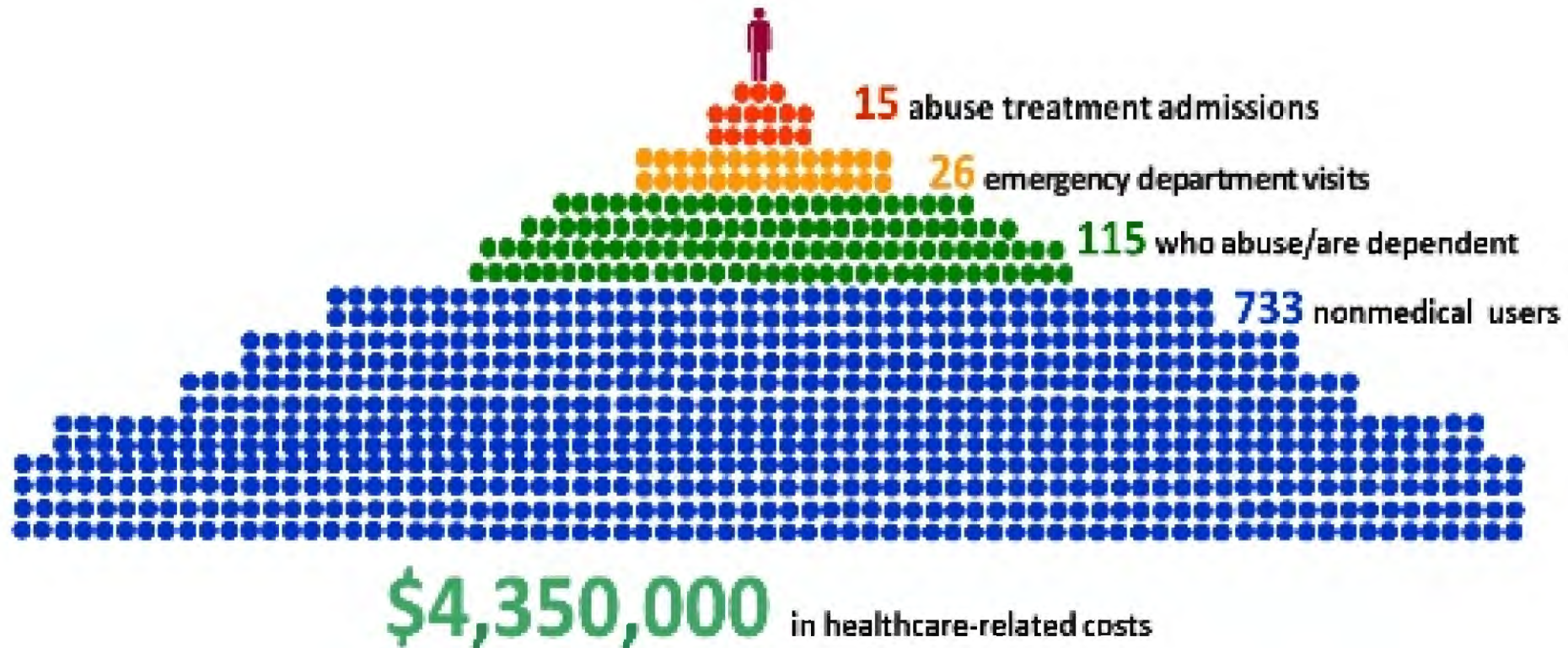


*Deaths where heroin was either the underlying cause of death or contributed to it.

Source: Alaska Division of Public Health

At South Peninsula Hospital
For Fiscal year 2015 (7/14-7/15)
There were documented:
10 opioid overdoses
75 visits related to opioid addiction
and abuse

For every **1** prescription opioid overdose death in 2010 there were...



Responding to the Heroin Epidemic



PREVENT People From Starting Heroin

Reduce prescription opioid painkiller abuse.

Improve opioid painkiller prescribing practices and identify high-risk individuals early.



REDUCE Heroin Addiction

Ensure access to Medication-Assisted Treatment (MAT).

Treat people addicted to heroin or prescription opioid painkillers with MAT which combines the use of medications (methadone, buprenorphine, or naltrexone) with counseling and behavioral therapies.

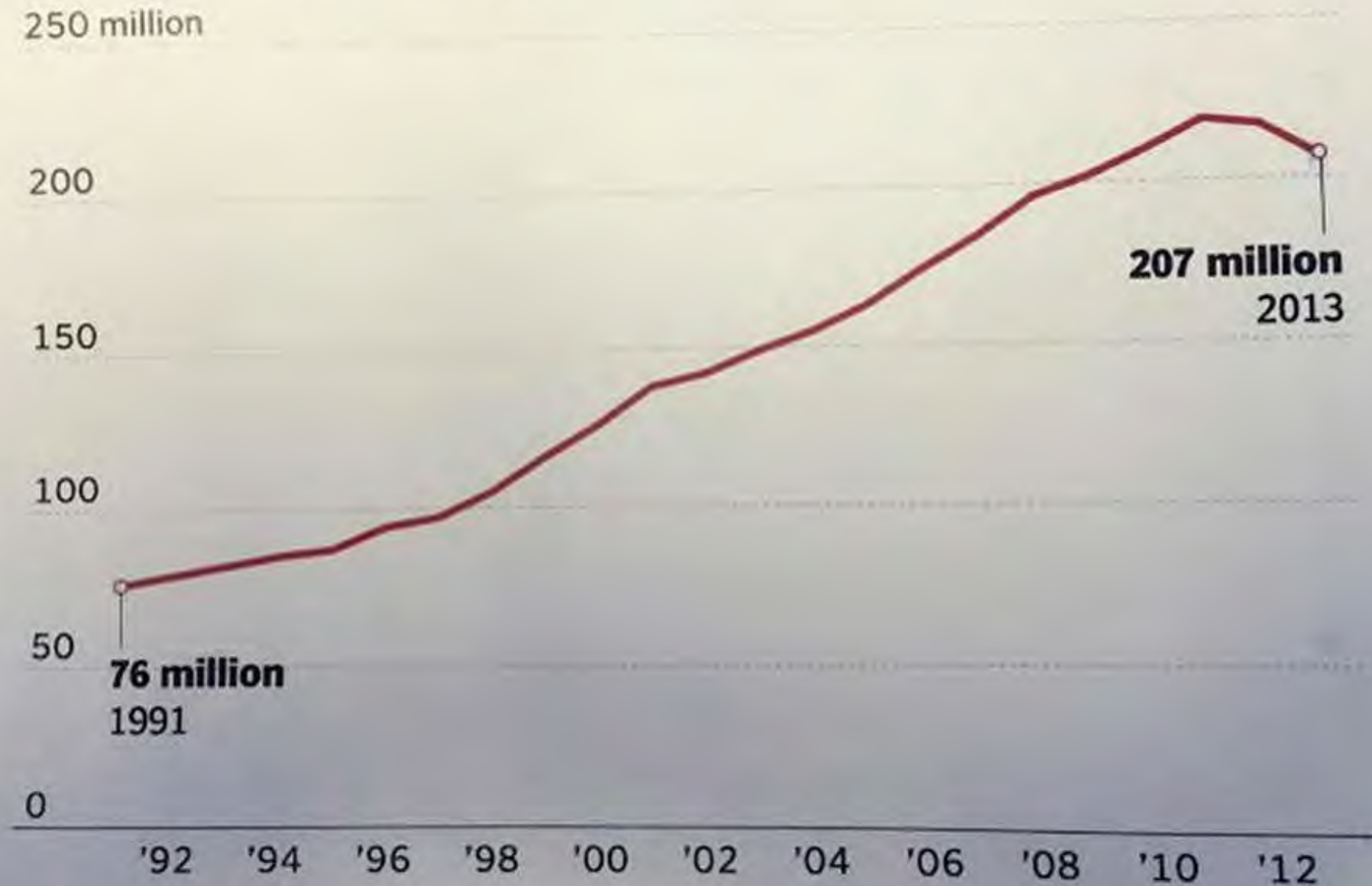


REVERSE Heroin Overdose

Expand the use of naloxone.

Use naloxone, a life-saving drug that can reverse the effects of an opioid overdose when administered in time.

US opiate prescriptions

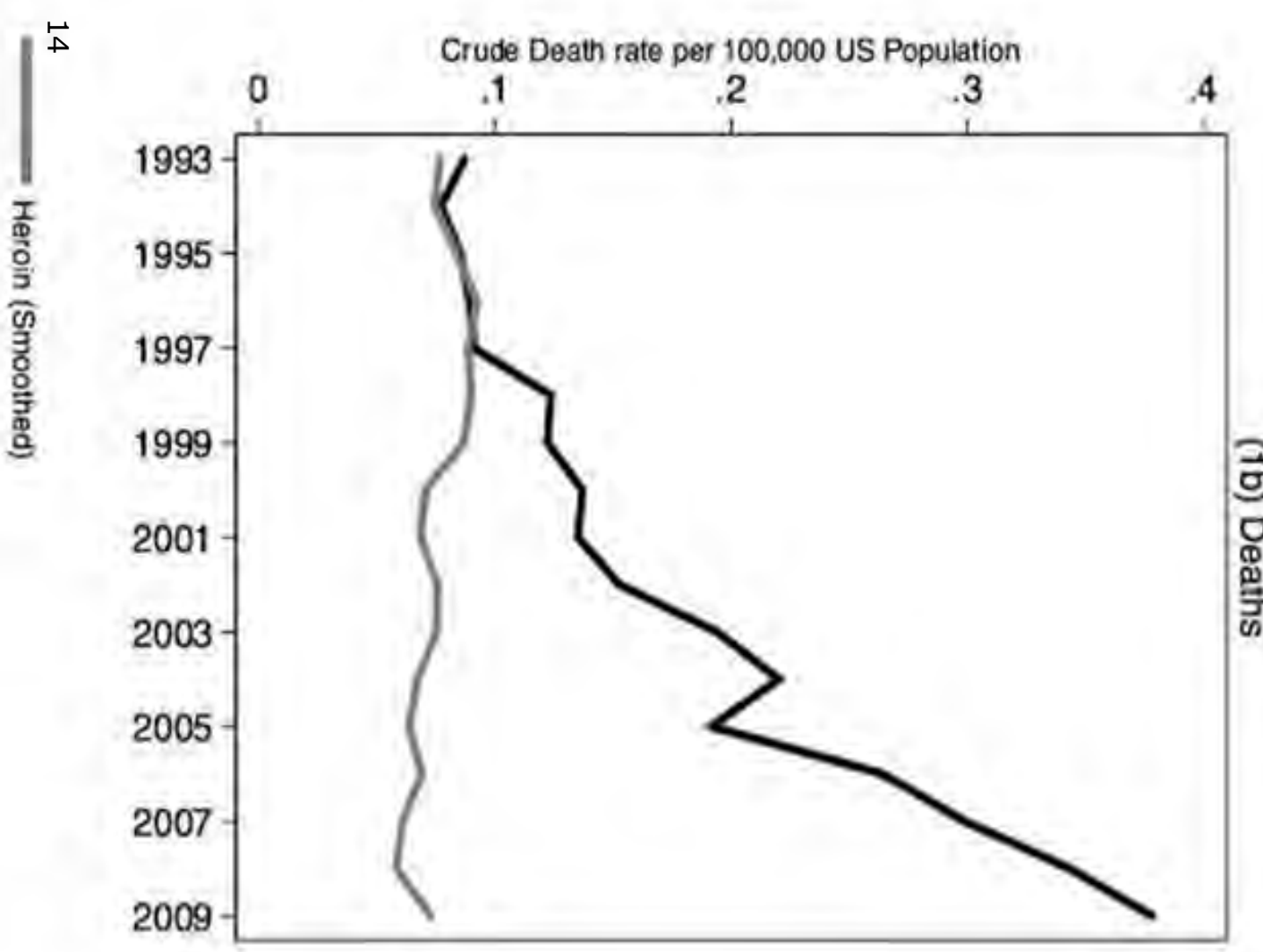
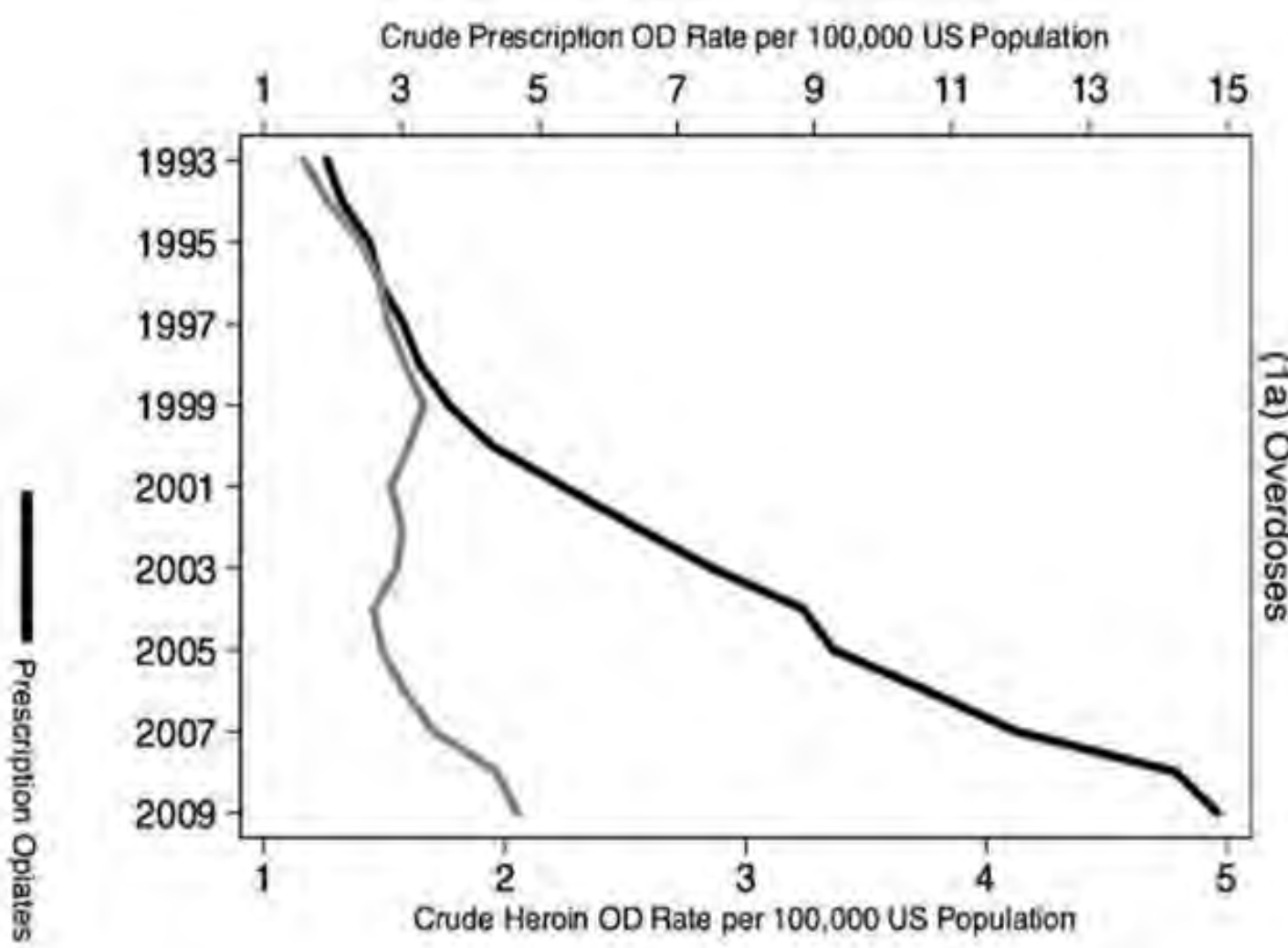


EPIDEMIOLOGY OF OPIATE ADDICTION

2 million people in the US suffer from substance abuse disorders from prescription painkillers

500,000 people are addicted to heroin.

Overdose deaths from prescription painkillers have quadrupled in the past 15 years.



Every day in the United States

- 120 people die as a result of drug overdose
- 6,748 are treated in emergency departments (ED) for the misuse or abuse of drugs.

Drug overdose was the leading cause of accidental death in 2012, killing more people than car accidents.

odc.gov

24 K opioid deaths/year (18K rx painkillers, 6K Heroin)

IS DRUG ADDICTION TREATMENT WORTH ITS COST?

Substance abuse costs our Nation over **\$600 billion** annually

A cost for 1 full year of methadone maintenance treatment is approximately \$4,700 per patient, whereas 1 full year of imprisonment costs approximately \$24,000 per person.

According to several conservative estimates, every dollar invested in addiction treatment programs yields a return of between \$4 and \$7 in reduced drug-related crime, criminal justice costs, and theft. When savings related to healthcare are included, total savings can exceed costs by a ratio of 12 to 1.

Major savings to the individual and to society also stem from fewer interpersonal conflicts; greater workplace productivity; and fewer drug-related accidents, including overdoses and deaths.

Medication assisted Addiction Therapy Reduces:

- Use of other opioids by 80-90%;
- Use of other substances, e.g. cocaine;
- Criminal activity reduced by 80%
- Mortality reduced by 70%
- Injection-related risk behaviors;
- Transmission and risk factors for transmission of blood born pathogens (HIV/Hep C)

MAT Improves:

- physical and mental health
- social functioning
- quality of life
- pregnancy outcomes

Do you take strong pain medications?

For example:

Percocet, Vicodin, methadone, oxycodone, morphine, MSContin, Dilaudid, fentanyl, or any other “opiate” medication?



Ask your provider for naloxone!!

Naloxone is an antidote sprayed into the nose if you are too sleepy or can't be woken up due to these pain medications.

Talk to your provider for more information.

**PREVENT
DRUG
OVERDOSE**

Rx Only NDC 74329-3571-1 PKGS. PER 300

**NALOXONE
HYDROCHLORIDE**
(INJ. USP)
(1 mg/mL)

2 mg
per
2 mL

100% RT™ 100% LATCH PREFILLED SYRINGE



OVERDOSE PREVENTION RESCUE KIT
PREVENCIÓN DE SOBREDOSIS
EQUIPO DE RESCATE



Resources:

CDC.gov

SAMHSA.gov: excellent clinical guidelines, electronic and printed books

TIP 40: Clinical Guidelines for the Use of Buprenorphine in the Treatment of Opioid Addiction, DHHS Publication #(SMA)04, 3939, 2004.

TIP 43: Medication Assisted Treatment for Opioid Addiction in Opioid Treatment Programs, DHHS Publication #(SMA) 05, 4048, 2005

NIDA.gov (NIH data) Methadone research web guide “20 questions”

NAABT.org (national alliance of advocates of buprenorphine treatment)

Patient Support Resources:

Addictionsurvivors.org (from NAABT) support groups online

SAMHSA.gov (printable brochures and booklets)

Watch “**Oxycontin Express**” on
Youtube

Watch “**Oxyana**” on Vimeo

Contact me with any questions:

Dr. Sarah Spencer D.O.

sarahspencerak@gmail.com

Ninilchik Clinic M,W,F 9-5: (907)

567-3970

HOMER NEWS

From 2009-15, there were 774 drug overdose deaths in Alaska

Posted: March 30, 2016 - 3:38pm

By Ginny Espenshade

T

Thank you to the Homer News for providing me the opportunity and space for my commentary about the opioid problem facing our community. Thank you also to the many community members who have shared their stories with me as this conversation becomes more public.

Hopefully, we will all continue to face this problem head on as the public health issue it is. While my previous commentaries addressed prevention and treatment strategies, this final one focuses on strategies to reduce the harm to active opioid users.

While prevention addresses potential users and treatment involves those working on recovery, reduction of harm measures can improve the health and outcomes of the active users. I understand that this user group may inspire less empathy or sympathy among the rest of us, but I remind you that this group has many subsets besides the active user with no present inclination to stop.

This group also includes the persons waiting for the available bed, money, insurance coverage or even child care to be able to access treatment, or the persons momentarily relapsing after weeks or years in recovery. In addition, harm reduction measures also benefit the partners and families of the user, and public health in general.

Opioid overdose can cause death from fatal respiratory depression, i.e., the user stops breathing because the drug changes the neurochemical activity in the brain stem. A recent bulletin from the Epidemiology Office of the State Division of Public Health provides the most current statistics on drug overdose mortality. It breaks down the total drug overdose deaths in Alaska from 2009 to 2015 (774 deaths) into categories of drugs, including prescription opioid pain relievers (400 deaths) and heroin (127 deaths).

The report also notes that while the prescription pain killer deaths have been relatively consistent over those years, the heroin death toll has increased steadily every year since 2010. While the high death rate is great motivation to increase prevention and treatment, it also demonstrates the need to do what we can today to prevent death.

Timely administration of a medication called naloxone can reverse the effects of opioid overdose and save lives. This substance has been available to emergency responders for years, but its effectiveness depends greatly on its prompt administration. Its effectiveness is often thwarted when witnesses to an overdose hesitate to call 911, or when it takes too long for emergency responders to reach the patient.

In 2014 Alaska passed a "make the call" Good Samaritan law, offering some immunity from prosecution when a witness calls for help for another's overdose. While this approach encourages earlier reporting, newer legislation, signed into law by Gov. Bill Walker on March 14, goes further to equip Alaskan communities with the tools to reverse overdoses, saving lives. The new law removes civil liability for the prescription of naloxone by physicians and its administration by trained bystanders. The law also provides over the counter access to the substance.

Locally, Dr. Sarah Spencer and the South Peninsula Hospital have already organized a training for just that purpose. Saturday, April 9, at the South Peninsula Hospital Training Center, 203 West Pioneer, from 10-11 a.m. Dr. Spencer will provide education and training that will prepare attendees to respond to an opioid overdose. For \$90, all attendees will leave with the knowledge, training certificate, and a complete naloxone rescue kit. Since space is limited, please pre-register by calling 235-0285.

The other reduction of harm measure being proposed in Homer is a syringe exchange program. By providing free sterile needles and collecting used ones, a syringe exchange program will reduce the transmission of HIV, Hepatitis B and C viruses, and infectious diseases.

According to the Centers for Disease Control, needle sharing during injection drug usage accounts for about 60 percent of new Hepatitis C virus transmissions every year. Alaska sees more than 1,000 new cases of Hepatitis C a year, and more than 100 new cases of HIV/AIDS.

While addressing the immediate health concern of disease transmission among injection drug users (and their partners and loved ones) the syringe program will also provide an opportunity for outreach and education that can begin the path to treatment. Studies have shown that needle exchange programs do not encourage illicit drug use. Finally, a syringe exchange will also reduce the more general public health concern of used needles showing up on our beaches, trails and parking lots.

In closing, I hope this discussion continues. As I mentioned before, people are already working on these efforts, including the Kachemak Bay Narcotics Anonymous (Saturdays 5:30 p.m. upstairs at Methodist Church); Dr. Sarah Spencer, board certified in addiction medicine; and a group working on the syringe exchange (HomerExchange@gmail.com).

I also commend the Homer City Council, which on Jan. 11 unanimously approved Resolution 16-008 “Supporting the Establishment of a Syringe Exchange Program in Homer.”

Another resource is the Facebook group Peninsula Drug Awareness, Education and Prevention, which shares important information and support.

Let’s work together on this at the grass roots level. I feel a Homer-based response, built on our strengths, will have the most success.

Ginny Espenshade has worked in juvenile justice for 20 years as executive director of the Kenai Peninsula Youth Court.

[Comment](#)

Like 0

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CLOSE X

S.524 The Comprehensive Addiction and Recovery Act of 2016

With overdoses from heroin, prescription drugs and opioid pain relievers surpassing car accidents as the leading cause of injury-related death in America, and heroin overdoses having tripled in the last five years, lawmakers are acknowledging the devastating effect addiction has on public health and safety.

S. 524, the Comprehensive Addiction and Recovery Act of 2016 is a bill to authorize the U.S. Attorney General to establish programs in the Department of Health and Human Services and Department of Justice to provide an array of incentives and resources designed to combat addiction.

The Congressional Budget Office says the bill will authorize the appropriation of \$312 million from 2016 through 2021 for various federal programs. The bill will also authorize the Secretary of Health and Human Services to award as much as \$413 million in grants from 2017 to 2021 through the Substance Abuse and Mental Health Services Administration (SAMHSA).

S. 524 garners bipartisan support; it passed the Senate on March 10, 2016 by a vote of 94-1 and is currently awaiting action in the House of Representatives. If you want to follow the bill's progress, you can sign up for alerts at <https://www.congress.gov/bill/114th-congress/senate-bill/524/cosponsors>.

S.524 has seven sections. Snapshots of Titles I – III (the most relevant for potential grant funding are provided here.) (A more thorough section-by-section analysis written by the National Association of State Alcohol and Drug Abuse Directors can be accessed at <http://nasadad.org/wp-content/uploads/2016/02/CARA-Section-by-Section-Feb.-2016.pdf>.)

Title I covers prevention and education, including:

- the development of a task force to review, modify and update " best prescribing practices" for pain management;
- a national education/awareness campaign; and
- grants to implement comprehensive community-wide strategies that address local drug crises. A local crisis is defined as data documented sudden increase in the abuse of opioids or methamphetamines or in opioid-related deaths as documented by local data; or the abuse of prescription medications, specifically opioids or methamphetamines, that is significantly higher than the national average, over a sustained period of time.

Title II focuses on law enforcement, including:

- grants to develop, implement or expand treatment alternatives to incarceration for individuals who suffer from substance abuse and come into contact with the criminal justice system without a charge of a violent crime or a serious drug offense. This includes (among other things) law enforcement training on substance use disorders and co-occurring mental illness and substance use disorders and receiving centers as alternatives to jail incarceration.

- grants to provide technical assistance and training on police officer and first responder use of an opioid overdose reversal drug, such as naloxone, to respond to an individual who has experienced, or has been determined to have likely experienced, a prescription opioid or heroin overdose, and mechanisms for referral to appropriate treatment. Naloxone is likened to the other medications in the police cruiser's first-aid kit, like an epi-pen to help someone allergic to a bee sting or sugar and insulin to alleviate a diabetic reaction. Heroin is a poison that happens to be called an overdose, and the treatment for that is naloxone.
- This section also calls for expansion of prescription drug take-back programs to keep surplus drugs away from young people.

Title III covers treatment and recovery, providing grants for activities based on reliable scientific evidence of effective treatment of problems related to heroin or other opioids:

- to State substance abuse agencies, units of local government, nonprofit organizations, etc. in areas that have a high rate, or have had a rapid increase in heroin or other opioids use. Funds are to (1) expand activities, including the availability of medication-assisted treatment and other clinically appropriate services to treat addiction and (2) provide recovery coaches responsible for mentorship and transition plans to individuals re-entering society following incarceration or alternatives to incarceration programs.
- to high schools and non-profits to provide recovery support services to youth in high school and institutions of higher education. Includes the development and maintenance of a dedicated physical space for recovery programs, health-wellness and community engagement activities.
- to non-profits (principally governed by people in recovery) that mobilize resources within and outside the recovery community for building "communities of recovery" with expanded and enhanced community and statewide recovery support services.

The next three titles in the bill address:

- collateral consequences of opioid/heroin addiction by funding correctional education demonstration programs and forming a task force on recovery and collateral consequences (i.e. disadvantages imposed on individuals who is in recovery for a substance use disorder);
- treatment for pregnant and postpartum women through a competitive state grant program;
- incentives (planning and implementation grants) to the states to combat addiction by establishing a "comprehensive response to opioid abuse." An example is improving prescription drug monitoring programs to help states monitor and track prescription drug diversion and help at-risk individuals access services because inefficiencies and loopholes in current programs allow people to game the system and obtain more drugs than they should.

Finally, Title VII addresses miscellaneous aspects and funding of the provisions in the bill.

**CITY OF HOMER
HOMER, ALASKA**

Lewis

RESOLUTION 16-008

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,
SUPPORTING THE ESTABLISHMENT OF A SYRINGE EXCHANGE
PROGRAM IN HOMER.

WHEREAS, Syringe exchange programs (SEPs) provide free sterile syringes and collect used syringes from injection drug users to reduce transmission of blood borne pathogens, including HIV, and Hepatitis B and C viruses; and

WHEREAS, Most SEPs also offer HIV/Hepatitis counselling and testing and referral to substance abuse treatment; and

WHEREAS, There are over 1,000 new cases of Hepatitis C and over 100 new cases of HIV in Alaska each year; and

WHEREAS, SEPs reduce virus transmission by about 30%; and

WHEREAS, There is significant cost savings associated with reducing instances of Hepatitis C, HIV, and injection drug related bacterial infections; and

WHEREAS, According to the World Health Organization there is compelling evidence that increasing the availability and utilization of sterile injection equipment by injection drug users reduces HIV infection substantially; and

WHEREAS, In 2000 U.S. Surgeon General Dr. Satcher issued a statement that SEPs are an effective HIV prevention strategy and do not encourage the use of illegal drugs; and

WHEREAS, SEPs have the added benefit of increasing recruitment into drug treatment programs and primary care.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Homer, Alaska, that the City of Homer supports the establishment of a Syringe Exchange Program in the City of Homer.

PASSED AND ADOPTED by the Homer City Council this 11th day of January, 2016.



CITY OF HOMER

Mary E. Wythe
MARY E. WYTHE, MAYOR

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ATTEST:

Jo Johnson

JO JOHNSON, MMC, CITY CLERK

Fiscal information: N/A

HOMER CITY COUNCIL
491 E. PIONEER AVENUE
HOMER, ALASKA
www.cityofhomer-ak.gov



COMMITTEE OF THE WHOLE
5:00 P.M. MONDAY
APRIL 11, 2016
COWLES COUNCIL CHAMBERS

MAYOR BETH WYTHE
COUNCIL MEMBER DAVID LEWIS
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COUNCIL MEMBER HEATH SMITH
CITY ATTORNEY THOMAS KLINKNER
CITY MANAGER KATIE KOESTER
CITY CLERK JO JOHNSON

COMMITTEE OF THE WHOLE AGENDA

1. **CALL TO ORDER, 5:00 P.M.**
2. **AGENDA APPROVAL** (Only those matters on the noticed agenda may be considered, pursuant to City Council's Operating Manual, pg. 6)
3. **LAND ALLOCATION PLAN** Page 33

Memorandum 16-061 from Deputy City Planner as backup. Page 31
4. **Resolution 16-041**, A Resolution of the City Council of Homer, Alaska, Amending the Homer Accelerated Roads and Trails Program (HART) Policy Manual to Change the Allocation of Costs for Street Reconstruction and New Street Construction, and the Basis for Assessing Such Costs; Amending the HART and Homer Accelerated Water and Sewer Program (HAWSP) Policy Manuals to State That Expenditures Under Each Program is Subject to the Availability of Funds; and Referring Other Revisions of the HART Policy Manual to the Homer Advisory Planning Commission for Its Review and Recommendations. City Manager. Page 451

Memorandum 16-063 from City Manager as backup. Page 475
5. **Memorandum 16-059**, from City Clerk, Re: Authorization for Councilmember Zak to Travel to Girdwood, Alaska, to Attend the Institute of the North Alaska Dialogue on Devolution: Strengthening State, Local and Tribal Governments on May 20 and 21, 2016. Page 431
6. **CONSENT AGENDA**
7. **REGULAR MEETING AGENDA**

8. COMMENTS OF THE AUDIENCE

9. ADJOURNMENT NO LATER THAN 5:50 P.M.

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City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us

(p) 907-235-3106

(f) 907-235-3118

Memorandum 16-061

TO: Mayor Wythe and Homer City Council
FROM: Julie Engebretsen, Deputy City Planner
DATE: April 5, 2016
SUBJECT: Land Allocation Plan

Background

Planning staff will attend the April 11th Committee of the Whole meeting to answer any questions. Council typically discusses the plan at this meeting, and will adopt a resolution at a following meeting.

The Land Allocation Plan is a listing of each property the City owns. Each year, the City Council reviews and approves which city properties should be made available for lease through the Land Allocation Plan. Commissions provide comments by memorandum to the Council on which lands should be leased. Staff also provides a memo updating Council on any changes to City lands during the prior year. Council considers the comments, and then passes a resolution adopting the draft plan for the year, including any changes to lots available for lease.

Requested Action: Provide staff direction on which Commissions should review the Plan.

The Lease Policy states 3.2 Procedures “The City Council shall identify which City properties are available for lease through its annual land allocation workshop process which includes the Lease Committee, the Planning Commission, the Port and Harbor Commission, and the Parks and Recreation Commission.”

Historically, the plan has been reviewed by all city bodies, including the Library Advisory Board, Public Arts Committee, Economic Development and now the Cannabis Commissions. This process takes a lot of time for our public bodies without generating many comments beyond the groups listed in the policy. Staff recommends in the future, the LAP follow the manual with the addition of the EDC. Council’s action and staff memo can be provided to the rest of the city bodies as an informational item.

Commission Recommendations:

Planning, Port and Harbor, Parks and Recreation, Economic Development and the Cannabis Commission all recommended the following:

1. Designate the 40 acres acquired through tax foreclosure in the Bridge Creek Watershed for watershed protection purposes. (Page F-7)
2. The old harbormaster office property on page D 20 is designated for parking and restrooms. Expand designation to include the Boat House.

Additional recommendations:

3. (P&R) Recommend lots 9A and 10A not be leased but used for short term, fee parking to include RVs. (located at the corner of Fish dock and Homer Spit Roads).

Changes to municipal lands over the past year

- In the 2015 plan, Council designated several parcels for sale. City Administration moved forward with the properties in the Lillian Walli Estates Subdivision, but to date has not received any offers.

New Land Acquisitions

- Purchased property behind the Post Office to the extension of Grubstake Ave. to Lake Street. Ordinance 15-30 stated the proceeds from the sale of the lot would be used to reimburse the state grant (about 75%) and the HART fund (about 25%). Sale of cabins resulted in \$92,789.91, appropriated to the Waddell Way Road Improvement Project.
- Acquired 40 acres of Borough tax foreclosed property in the Bridge Creek Watershed Protection District.

Attachments

1. 2016 Draft Land Allocation Plan

2016 Land Allocation Plan City of Homer

DRAFT 1/27/16

Adopted by Resolution 16-



New Spit Restrooms,
under construction

Table of Contents

Sections

- A. Lands Available For Lease**
- B. Leased Lands**
- C. Other City lands, generally undesignated**
- D. City Facilities**
- E. Parks, Green space, cemeteries**
- F. Bridge Creek Lands**
- G. Conservation Easement Lands**

Index—City lands listed by parcel number

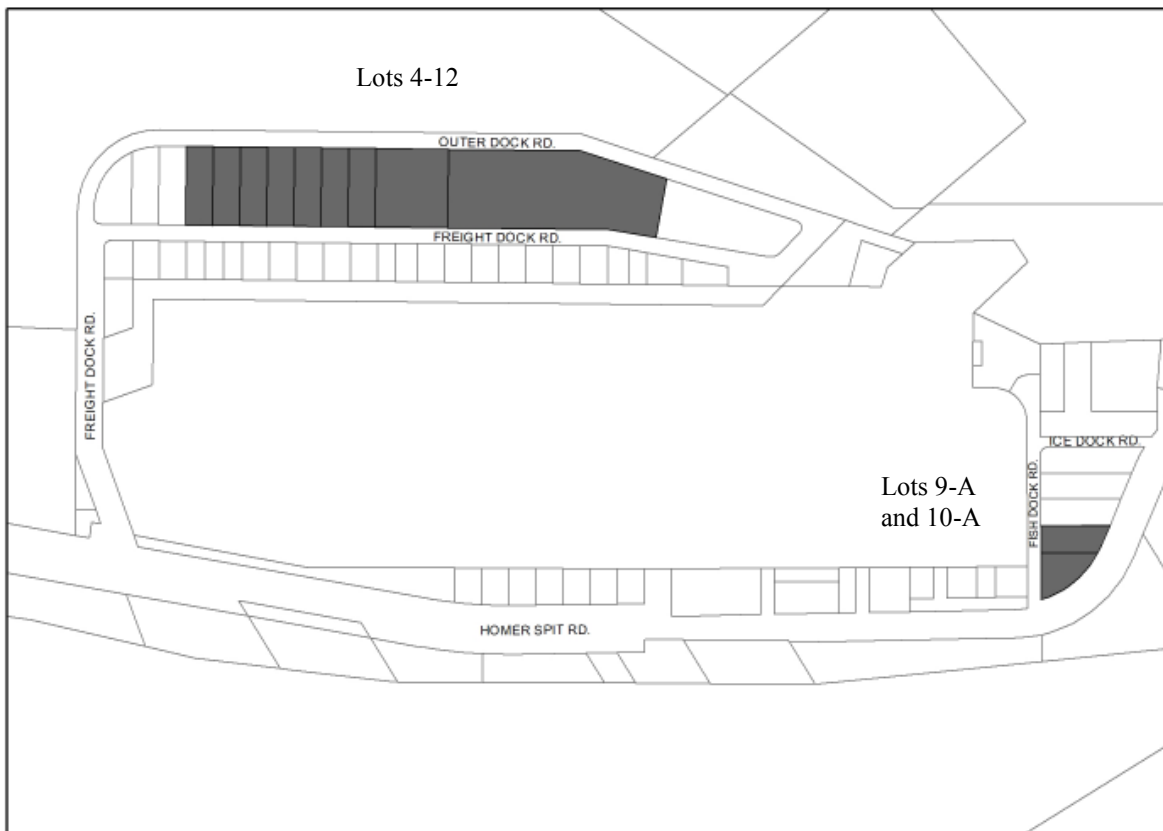
Appendix - Homer Harbor Map

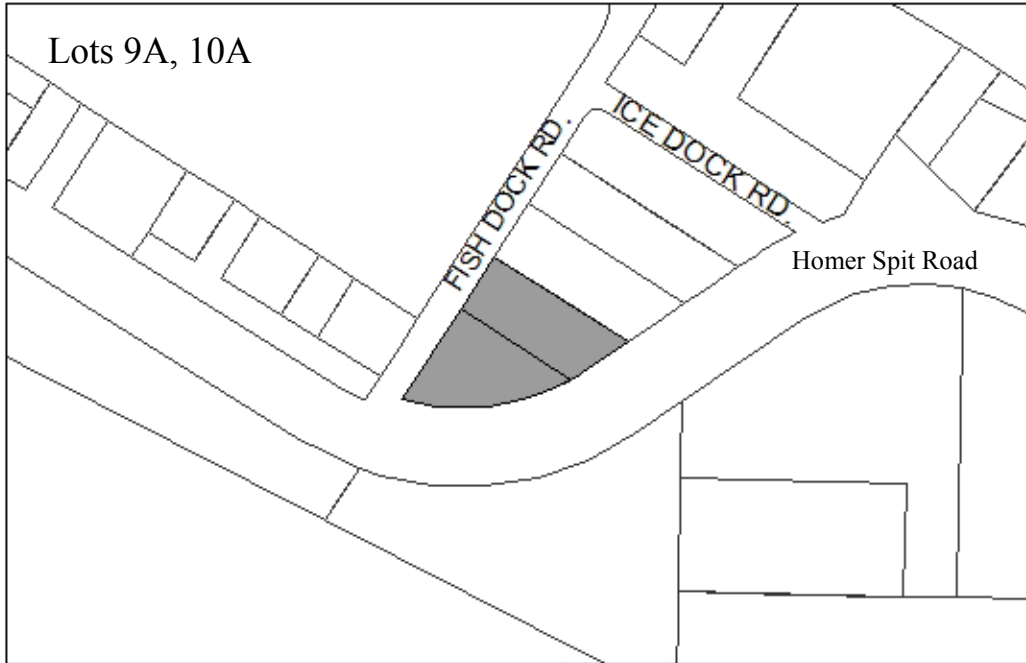
Note: Any lands not included in this document are listed in the previous version of the Land Allocation Plan, and their designations carry forward to this plan.

Section A

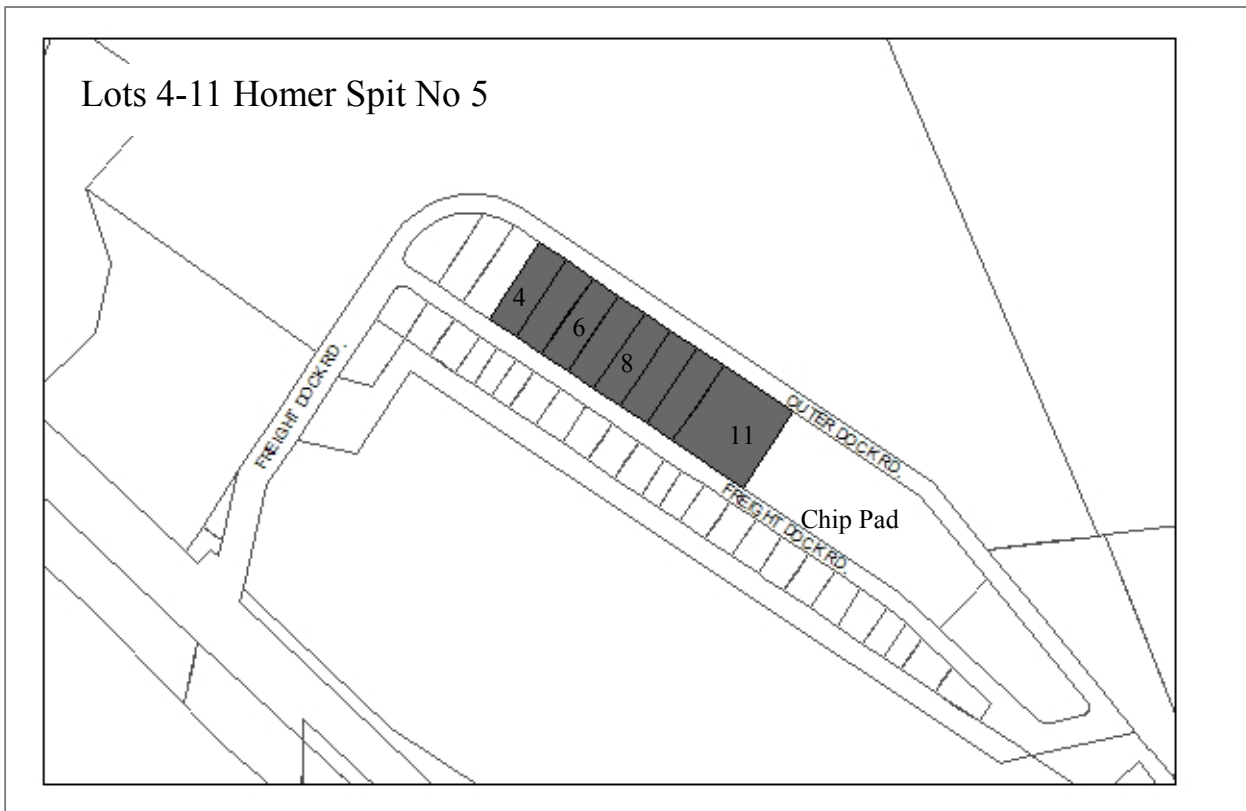
Lands available for lease

The following lots are available for lease in 2015. Lease procedures follow the City of Homer Lease Policy, and City Code.

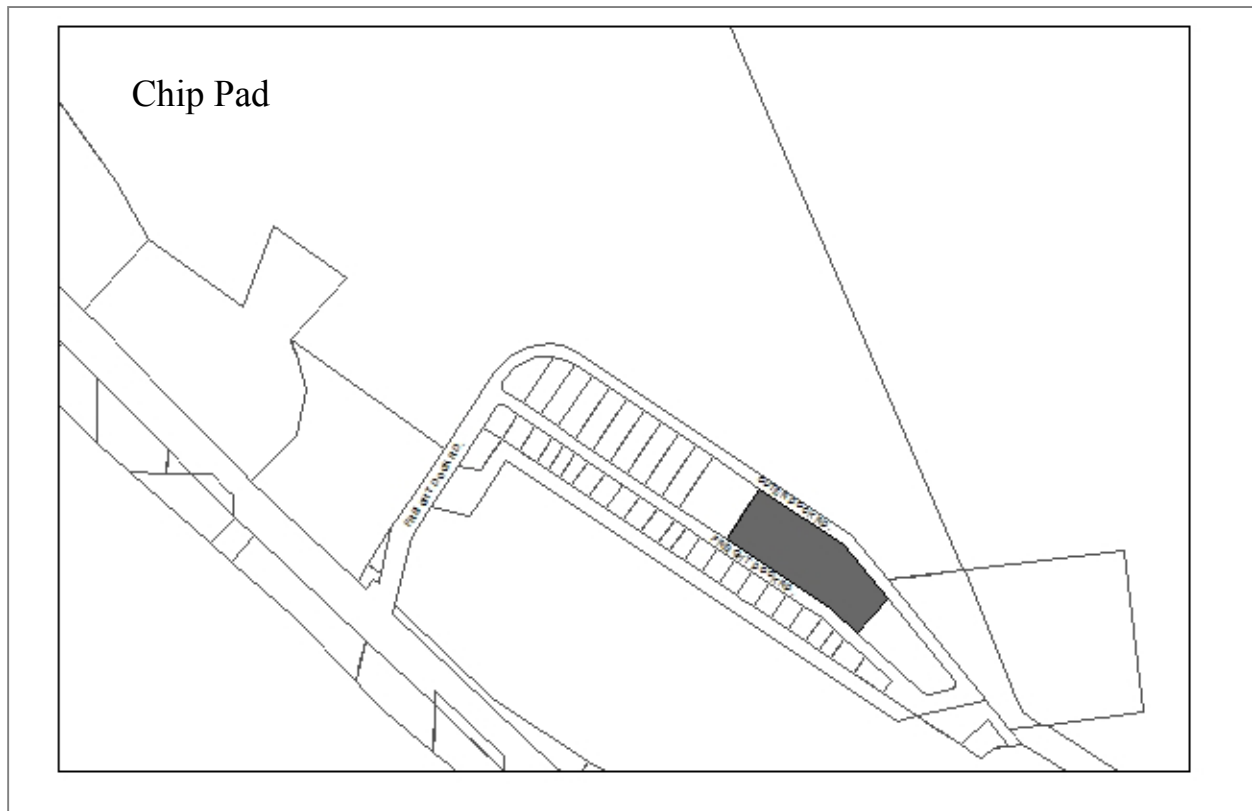




Designated Use: Lease	
Acquisition History:	
Area: 1.05 acres (0.52 and 0.53 acres)	Parcel Number: 18103477, 78
2012 Assessed Value: Land value \$312,200	
Legal Description: T 7S R 13W SEC 1 SEWARD MERIDIAN HM 2007136 HOMER SPIT REPLAT 2006 LOT 9-A and 10A	
Zoning: Marine Industrial	
Infrastructure: Water, sewer, gas, Spit Trail, paved road access	Address:
Former Manley building lots.	
Finance Dept. Code:	



Designated Use: Lease Lands	
Acquisition History:	
Area: 6.47 acres. Small lots are 0.67 acres, large lot is 1.78 acres	Parcel Number: 181032 23-30
2012 Assessed Value: \$1,742,400. Smaller lots valued at \$189,700. One large lot valued at \$414,500	
Legal Description: Homer Spit Subdivision No. 5 Lots 4 through 11	
Zoning: Marine Industrial	
Infrastructure: Water, sewer, paved road access	Address:
<p>Not available for long term lease. Used for seasonal summer parking. May be available for short term winter leases.</p> <p>Resolution 2007-051: Lots 4-10, the RFP process should be delayed until the master parking plan is developed. The East Harbor expansion should be considered. Lot 11: should be held in reserve to attract a container ship/barge operation and/or an industrial support base to the Port of Homer. This should be a long term lease.</p> <p>Resolution 10-35(A) prepare a plan for organized parking and fee collection.</p> <p>Resolution 14-041, Lots 9, 10 and 11 are available for short term lease only.</p> <p>Resolution 15-030(A) A portion of lot 11 to be available for long term cell tower lease.</p>	
Finance Dept. Code:	

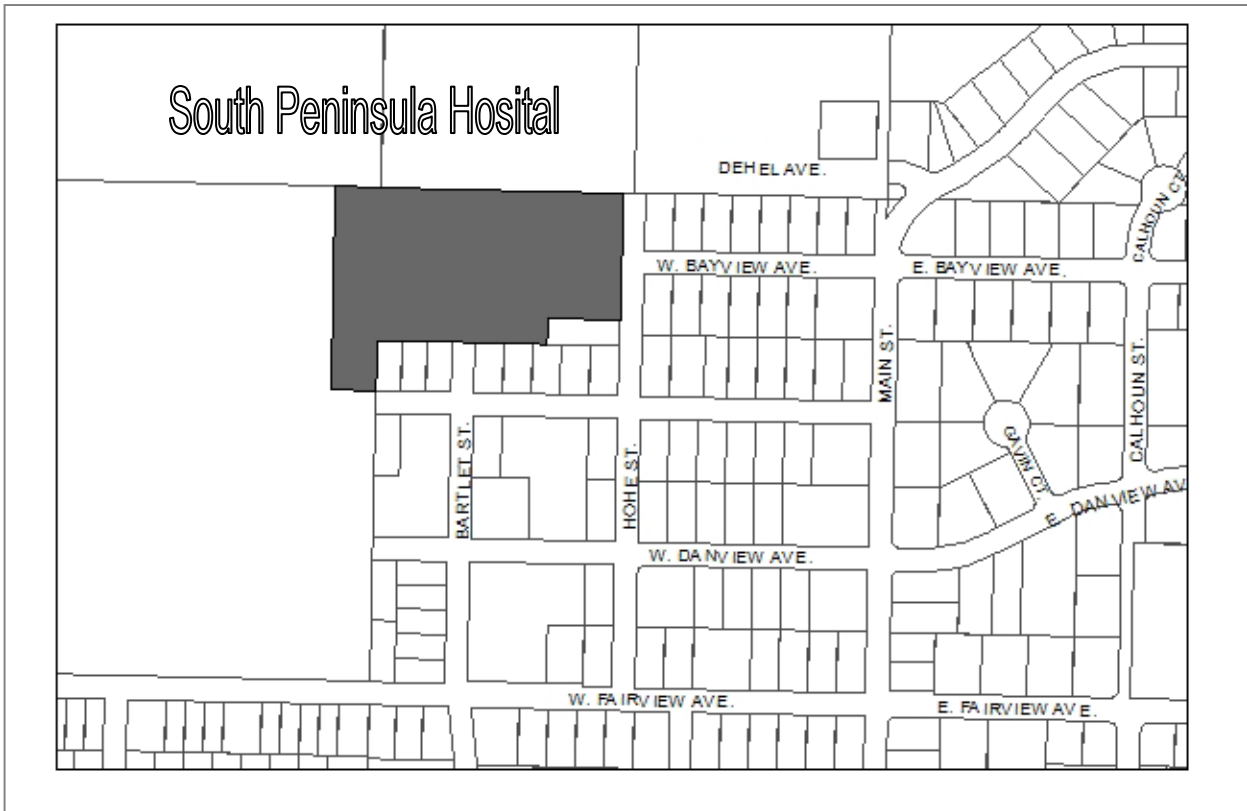


Designated Use: Lease	
Acquisition History:	
Area: 5 acres	Parcel Number: 18103220
2012 Assessed Value: \$1,487,100 (Land: \$947,100, Structure/Improvements: \$540,000)	
Legal Description: Homer Spit Subdivision no 5 Lot 12	
Zoning: Marine Industrial	
Infrastructure: Water, sewer, paved road access	Address: 4380 Homer Spit Road

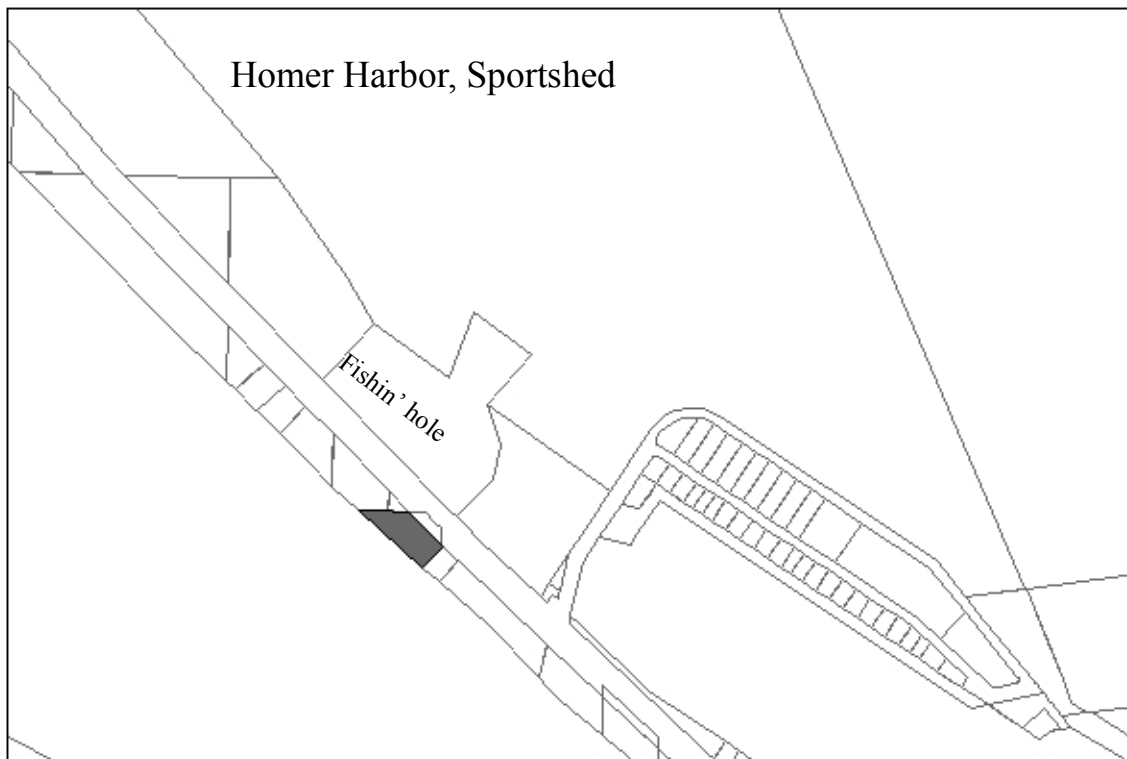
Section B

Leased Lands

These lands are under lease. Leases are based on a current market appraisal provided by a professional appraiser. The Kenai Peninsula Borough tax assessment is given as information only. It is not the basis for lease negotiations or fees. The KPB tax assessor takes into account the duration of the lease. Therefore, when a lease is expiring, the value of the land to the tenant goes down. On leased land, the KPB assessor is NOT showing market value of the land; they use a different measure to create a taxable land value. The tenant pays property tax to the City and Borough. See the Lease Policy Manual for further information. Individual lease files contain information on rents and formal agreements.



Designated Use: South Peninsula Hospital	
Acquisition History:	
Area: 7.12 acres	Parcel Number: 17504024
2012 Assessed Value: \$19,943,500 (Land \$256,400, Structures \$19,687,100)	
Legal Description: HM02008092T06S R13W S18 SOUTH PENINSULA HOSPITAL SUB 2008 Addition Tract A2	
Zoning: Residential Office	Wetlands: N/A
Infrastructure: Water, sewer, paved road access	
Notes: Ordinance 2006-036 leased the land to the Kenai Peninsula Borough for 99 years. Structure is owned by KPB.	
Finance Dept. Code:	



Designated Use: Leased Land
Acquisition History:

Area: 1.6 acres

Parcel Number: 18103105

2012 Assessed Value: \$338,500 (Land: \$155,800 Structure: \$182,700)

Legal Description: HM0890034 T06S R13W S35 HOMER SPIT SUB AMENDED LOT 5

Zoning: Marine Commercial

Wetlands: None

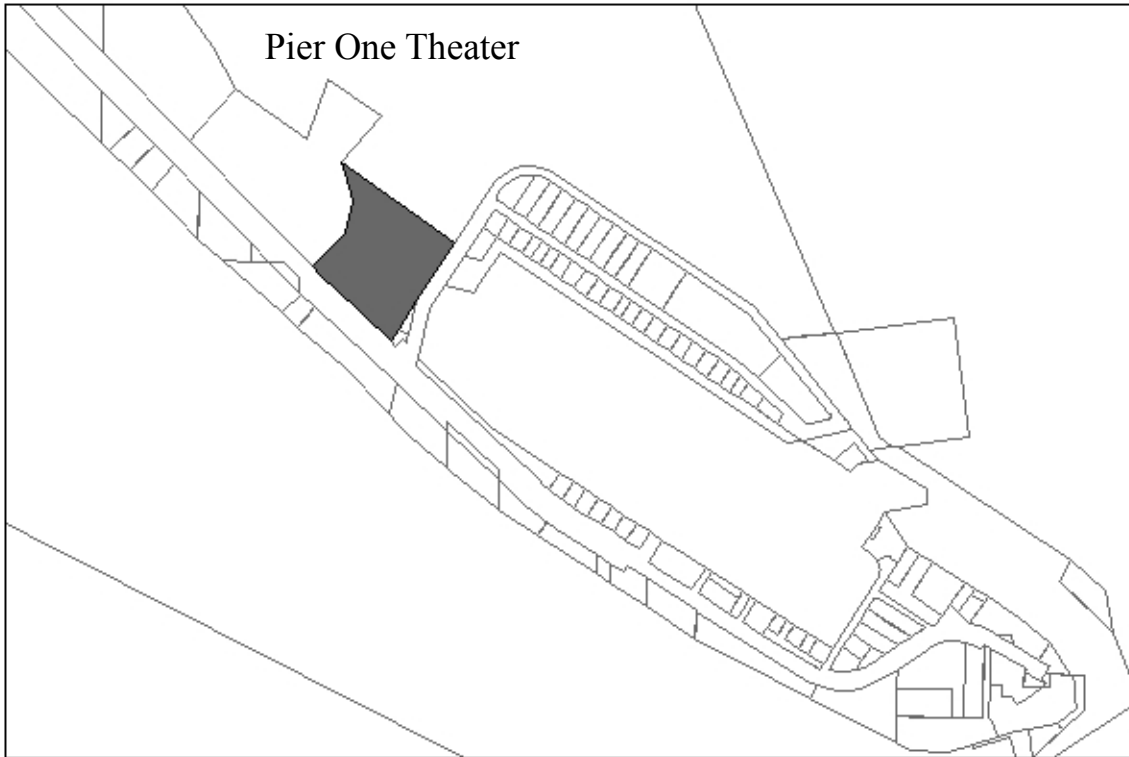
Infrastructure: Paved road, water and sewer.

Address: 3815 Homer Spit Road

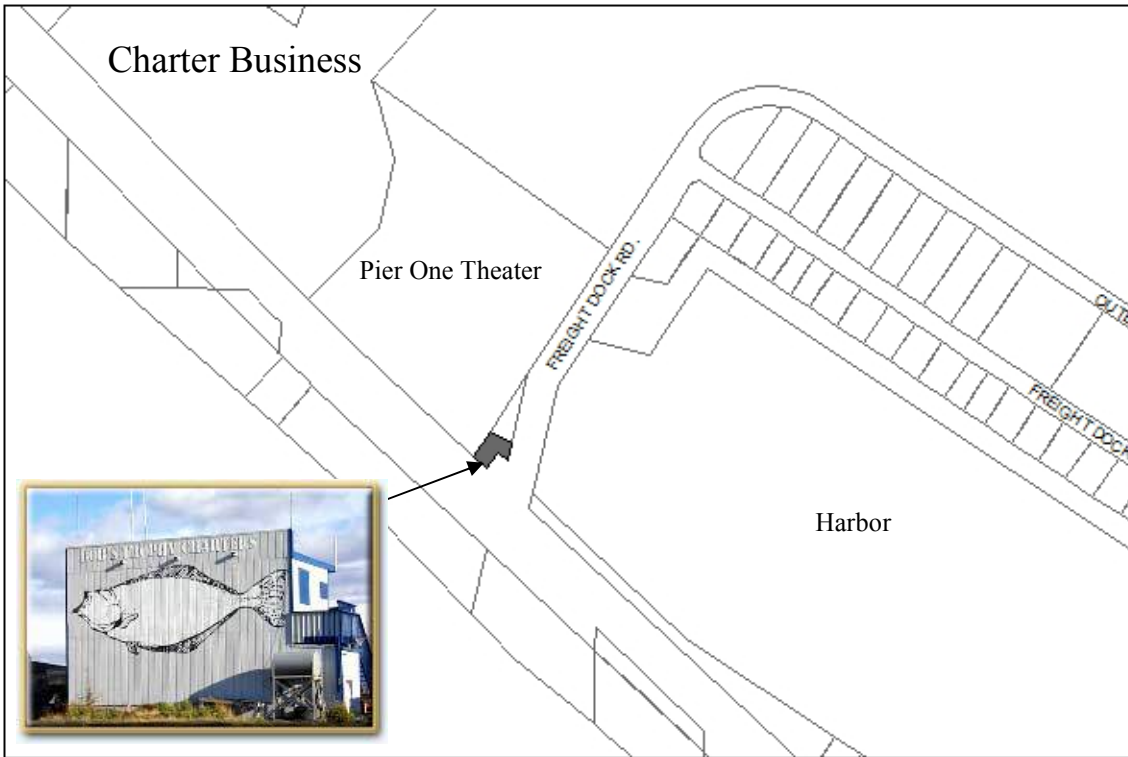
Leased to: Sportshed/Homer Enterprises. Resolution 09-25(S), 09-76(S) Sublease
 Expiration: 2029 two 5 year options

Storm damage, fall 2014, resulted in partial collapse and removal of part of one building.

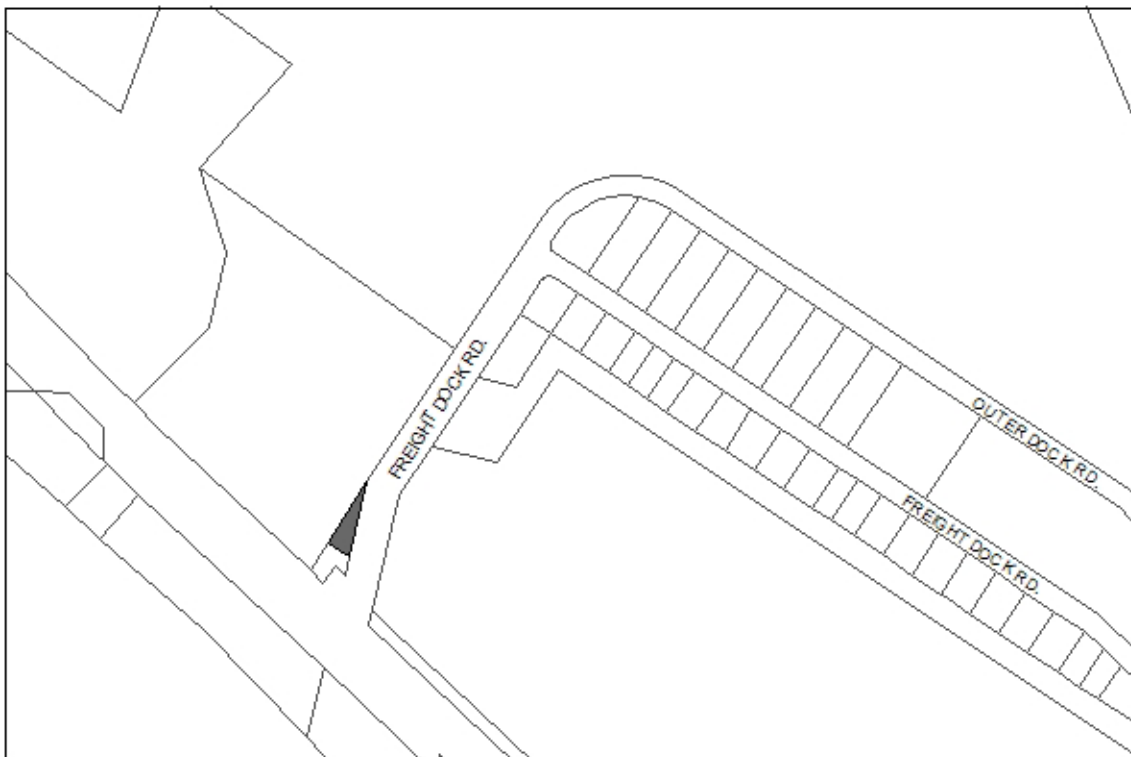
Finance Dept. Code:



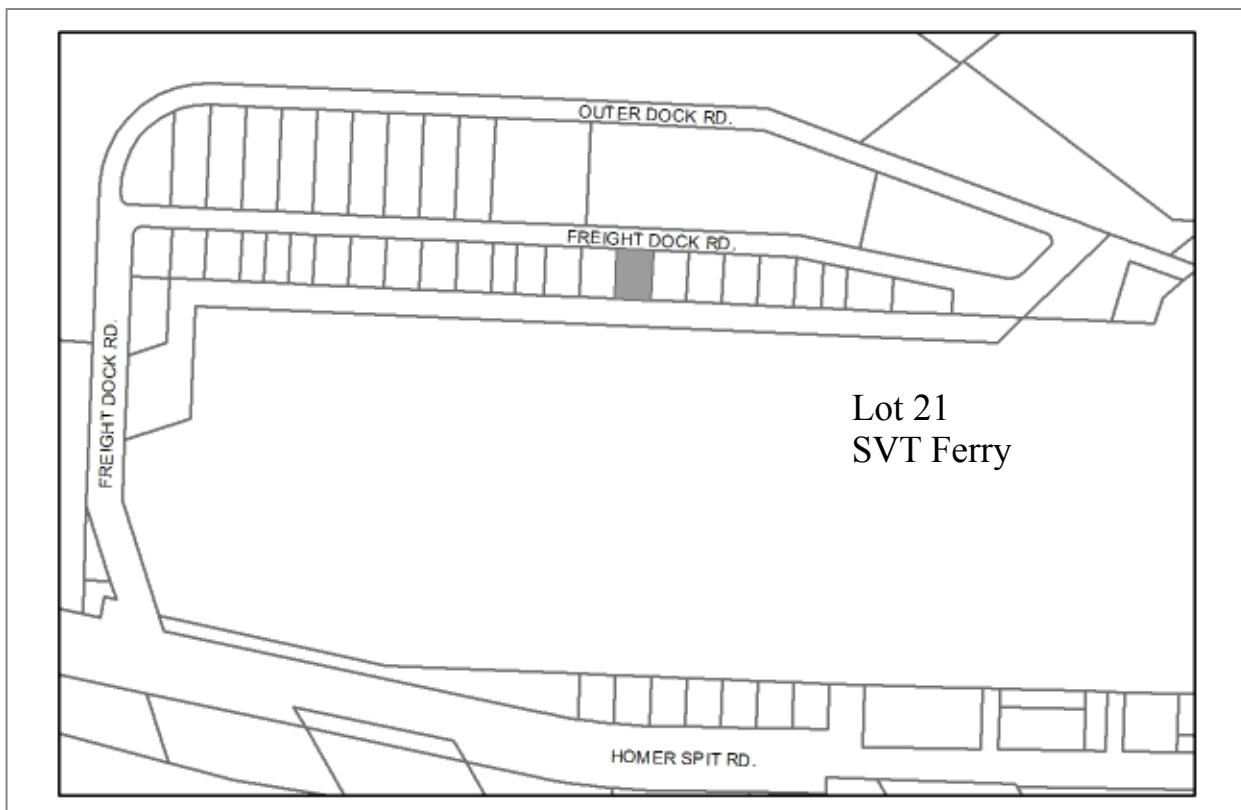
Designated Use: Fishing Lagoon	
Acquisition History: Ordinance 83-26. Purchase from World Seafood.	
Area: 11.27 acres	Parcel Number: 18103117
2012 Assessed Value: \$1,719,900 (Land: \$1,568,000 Structure: \$151,900)	
Legal Description: HM0940043 T06S R13W S35 TRACT 1-A THE FISHIN HOLE SUB NO 2	
Zoning: Marine Industrial	Wetlands: N/A
Infrastructure: Water, sewer, paved road access	Address: 3854 Homer Spit Road
<p>This is a large parcel that is used several ways.</p> <ul style="list-style-type: none"> • Dredge spoils dewatering and storage, winter barge haul out activity • City RV park/campground, and access to the only public RV dump on the spit • Pier One Theater Lease. Theater leases the building only; not the land. Resolution 89-36A. <p>Resolution 2011-37(A): Develop a plan which will consider designation of a 10,000 sq. ft. portion to make the land available for Request for Proposals. (in progress)</p> <p>Resolution 13-020: Designated the north east corner of the lot for use as a trailhead for the Kachemak Bay Water Trail.</p> <p>Leased to: Pier One Theater Resolution 2011-104(A). 5 Year Lease, Fire Marshal review required. Expires 5/1/2017</p>	
Finance Dept. Code:	



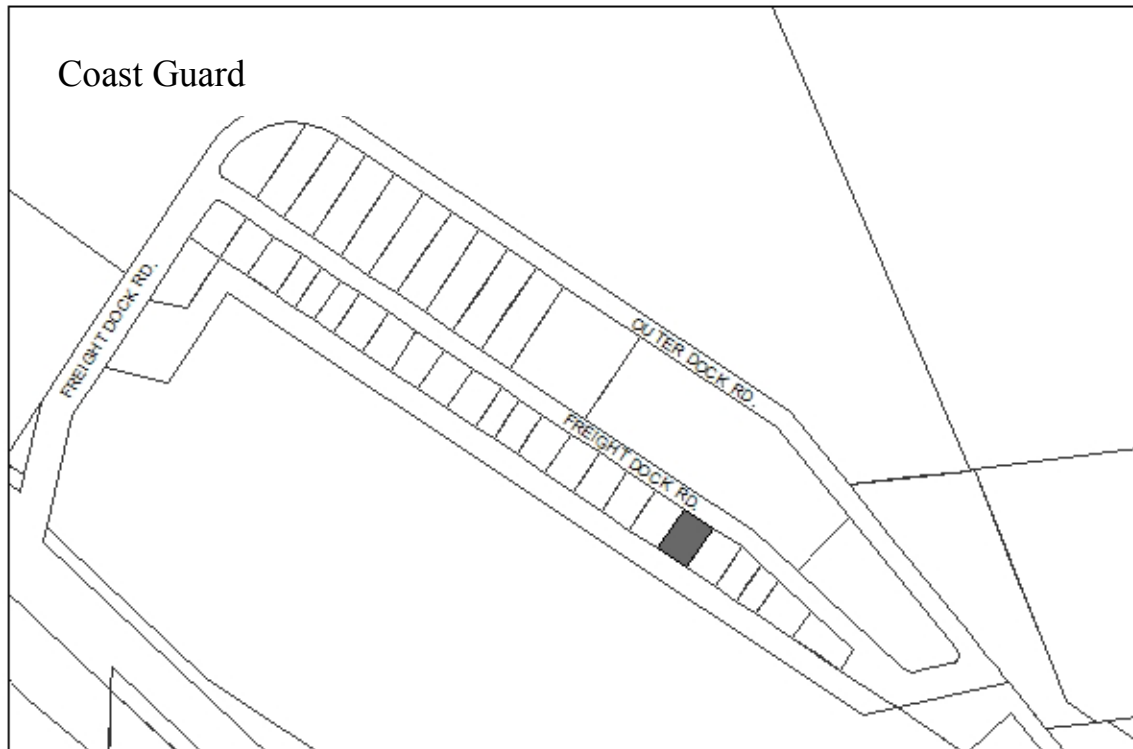
Designated Use: Lease	
Acquisition History: Ord 1983-26. Purchased from World Seafood	
Area: 0.15 acres or 6,692 sq ft	Parcel Number: 18103118
2012 Assessed Value: \$117,700 Land \$57,300 Structure \$60,400	
Legal Description: HM0940043 T06S R13W S35 TRACT 1-B THE FISHIN HOLE SUB NO 2	
Zoning: Marine Commercial	Wetlands: None
Infrastructure: Paved road, water and sewer.	Address: 3978 Homer Spit Road
Leased to: Alaska High Hopes Charters Co. (Bob's Trophy Charters) Expiration: March 31, 2018, no options	
Finance Dept. Code: 400.600.4650	



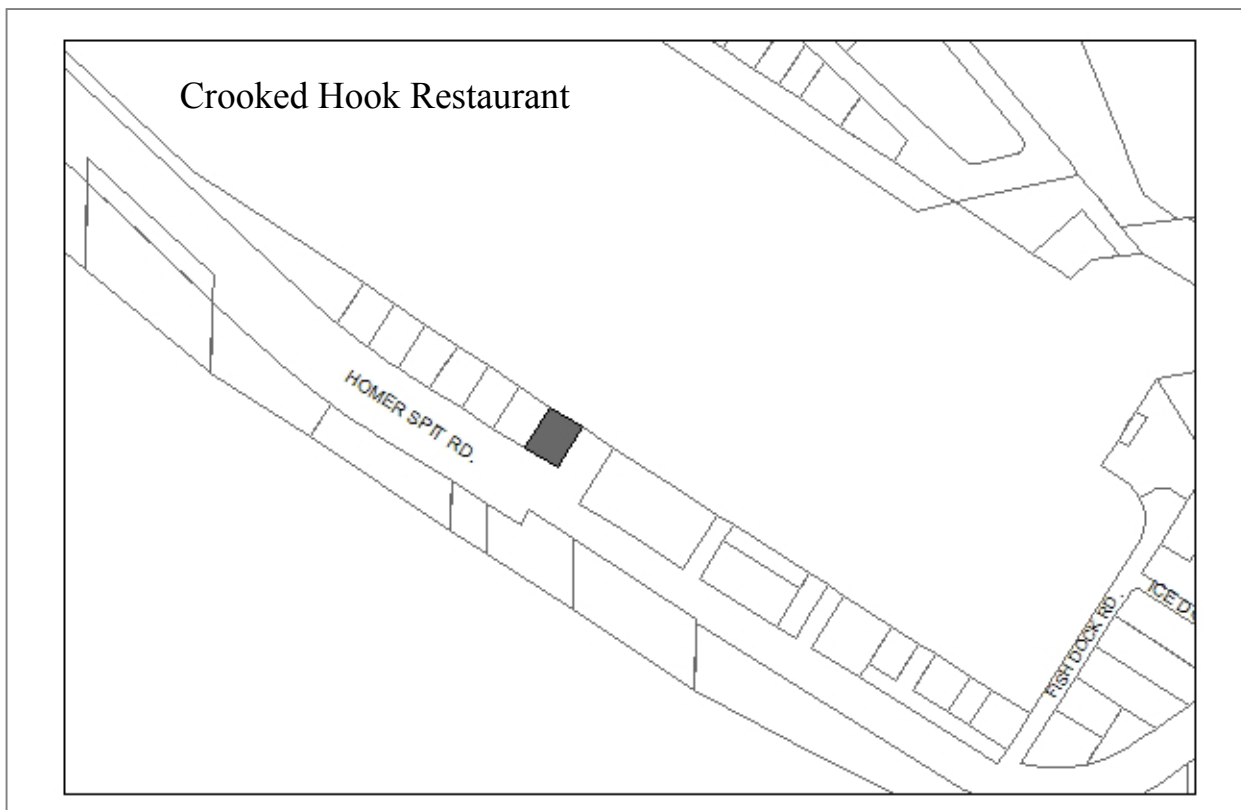
Designated Use: Leased Lands	
Acquisition History: Ord 83-26 purchase from World Seafood	
Area: 0.18 acres	Parcel Number: 18103119
2012 Assessed Value: \$123,100 (Land: \$66,600 Structure \$56,800)	
Legal Description: HM0940043 T06S R13W S35 TRACT 1-C THE FISHIN HOLE SUB NO 2	
Zoning: Marine Commercial	Wetlands: N/A
Infrastructure: Water, sewer, paved road access	Address: 1114 Freight Dock Road
Leased to: L.H. and Marcia Pierce. Sportsman Supply/RV Expiration: March 31, 2018, No options	
Finance Dept. Code: 400.600.4650	



Designated Use: Leased Lands	
Acquisition History:	
Area: 0.32 acres	Parcel Number: 18103240
2012 Assessed Value: \$105,000	
Legal Description: Homer Spit No 5 Lot 21	
Zoning: Marine Industrial	Wetlands: N/A
Infrastructure: Water, sewer, paved road access	Address: 4323 Freight Dock Road
Leased to: Seldovia Village Tribe, for Kachemak Bay Ferry Resolution 10-41. Expiration May 31, 2030, two 5 year options	
Finance Dept. Code: 400.600.4650	



Designated Use: Leased to USCG	
Acquisition History:	
Area: 0.34 acres	Parcel Number: 18103218
2012 Assessed Value: \$567,300 (Land: \$105,000 Structure: \$462,300)	
Legal Description: Homer Spit Four subdivision Lot 2	
Zoning: Marine Industrial	Wetlands: N/A
Infrastructure: Water, sewer, paved road access	Address: 4373 Freight Dock Rd
Leased to: USCG Lease Renewal Options: None Expiration: September 30, 2016	
Finance Dept. Code:	



Designated Use: Leased Land
Acquisition History:

Area: 12,700 sq ft	Parcel Number: 18103316
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2012 Assessed Value: \$543,400 (Land: \$97,100 Structure: \$446,300)

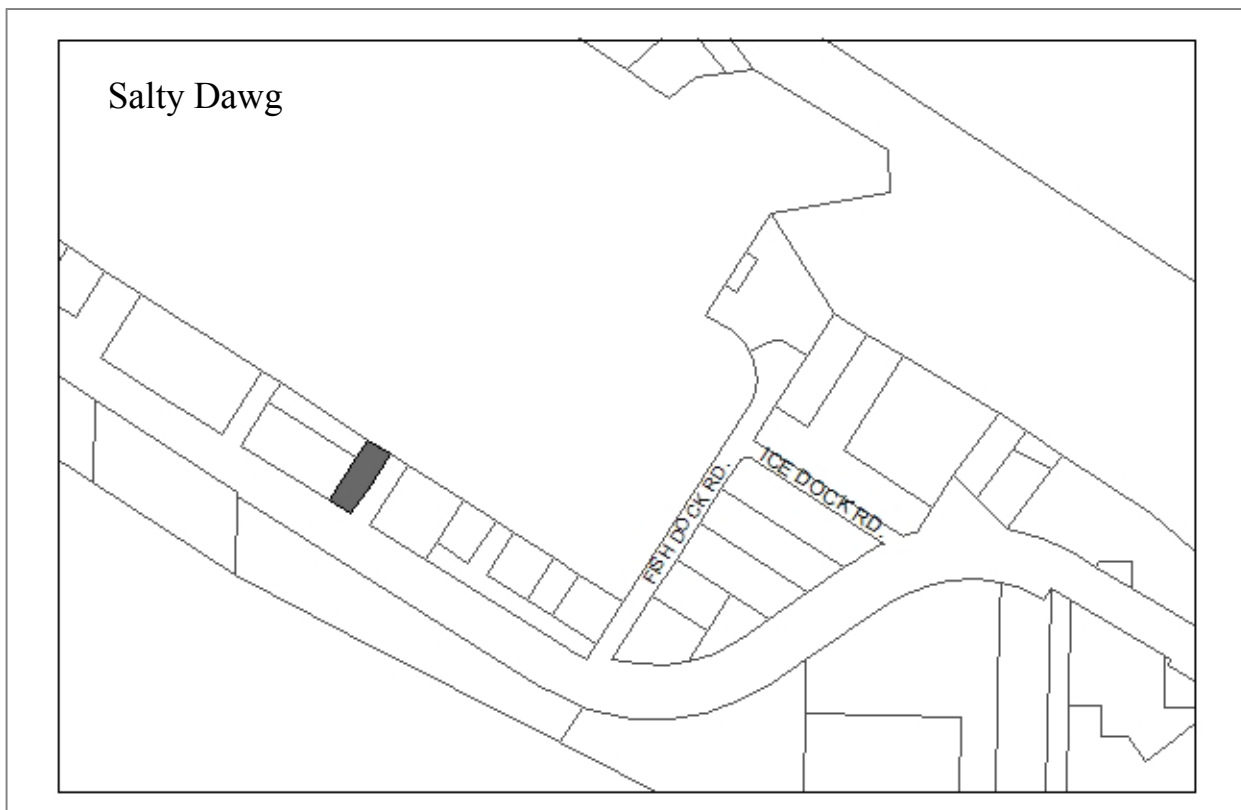
Legal Description: HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED LOT 19

Zoning: Marine Commercial	Wetlands: None
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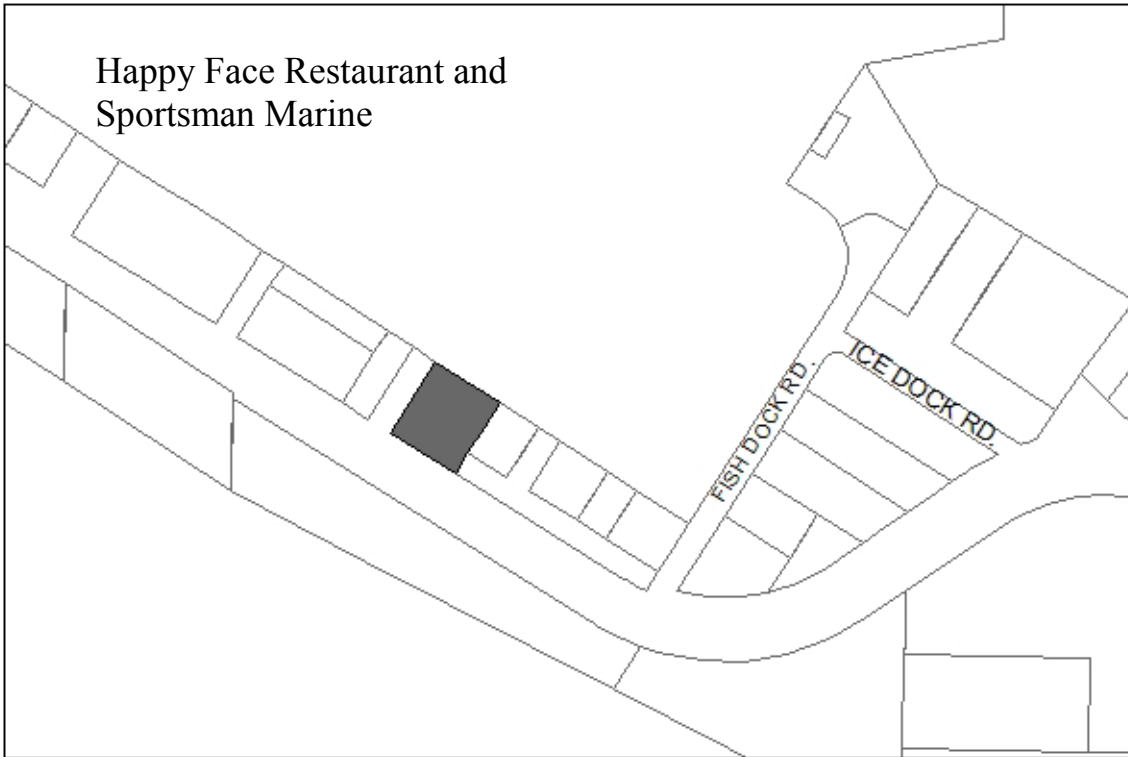
Infrastructure: Paved road, water and sewer	Address: 4262 Homer Spit Road
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Leased to: Harbor Bar & Grill
 Expiration: Lease expires 2/1/2046, no options.

Finance Dept. Code:



Designated Use: Leased Lands	
Acquisition History:	
Area: 0.23 acres	Parcel Number: 18103309
2009 Assessed Value: \$238,200 (Land: \$80,700 Structure: \$157,500)	
Legal Description: HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED LOT 30	
Zoning: Marine Commercial	Wetlands: N/A
Infrastructure: Water, sewer, paved road access	Address: 4390 Homer Spit Road
<p>Leased to: John Warren, Salty Dawg Expiration: 1/31/2026. No options.</p>	
Finance Dept. Code:	



Designated Use: Leased Land
Acquisition History:

Area: 24,639 sq ft (0.57 acres)

Parcel Number: 18103432

2012 Assessed Value: \$619,800 (Land: \$166,700 Structure: \$453,100)

Legal Description: HM0890034 T07S R13W S01 HOMER SPIT AMENDED LOT 32

Zoning: Marine Commercial

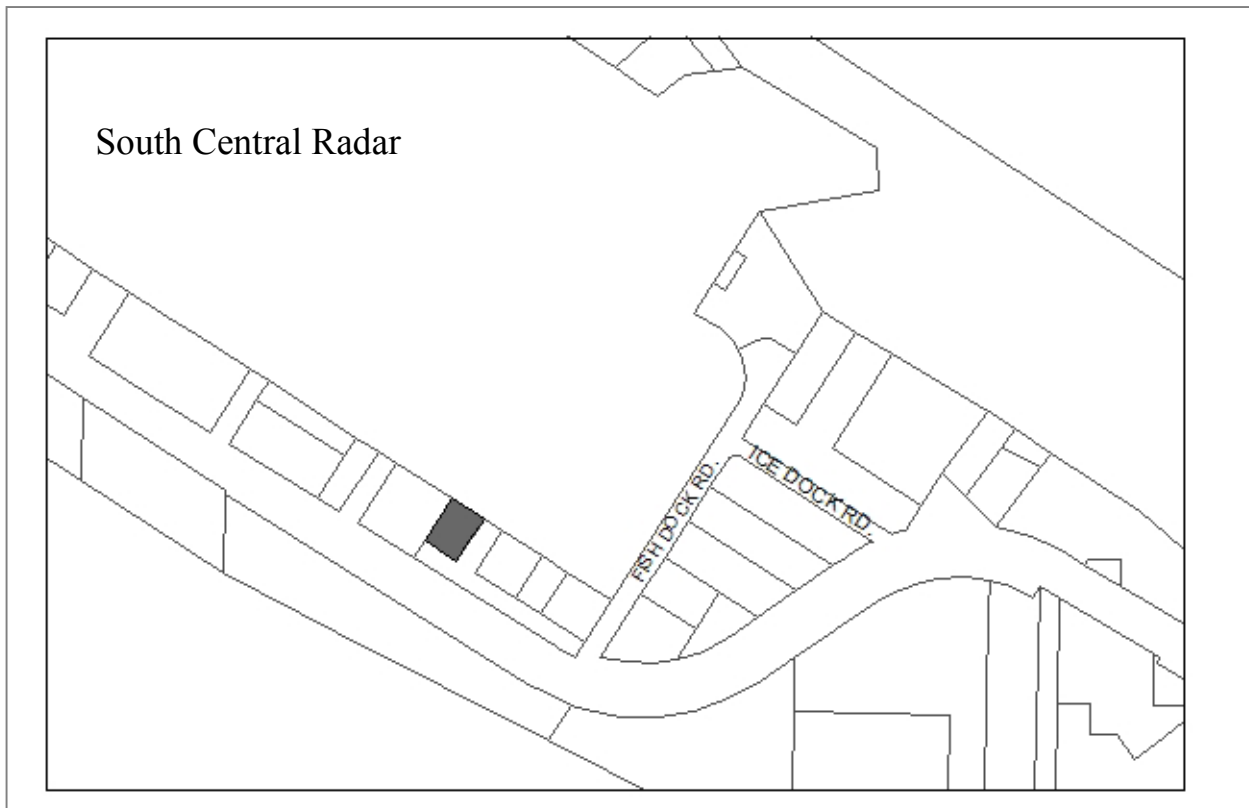
Wetlands: None

Infrastructure: Paved road, water and sewer.

Address: 4400 Homer Spit Road

Leased to: Happy Face Restaurant and Sportsman Marine
 Expiration: 5/15/2034. Two, 5 year options.

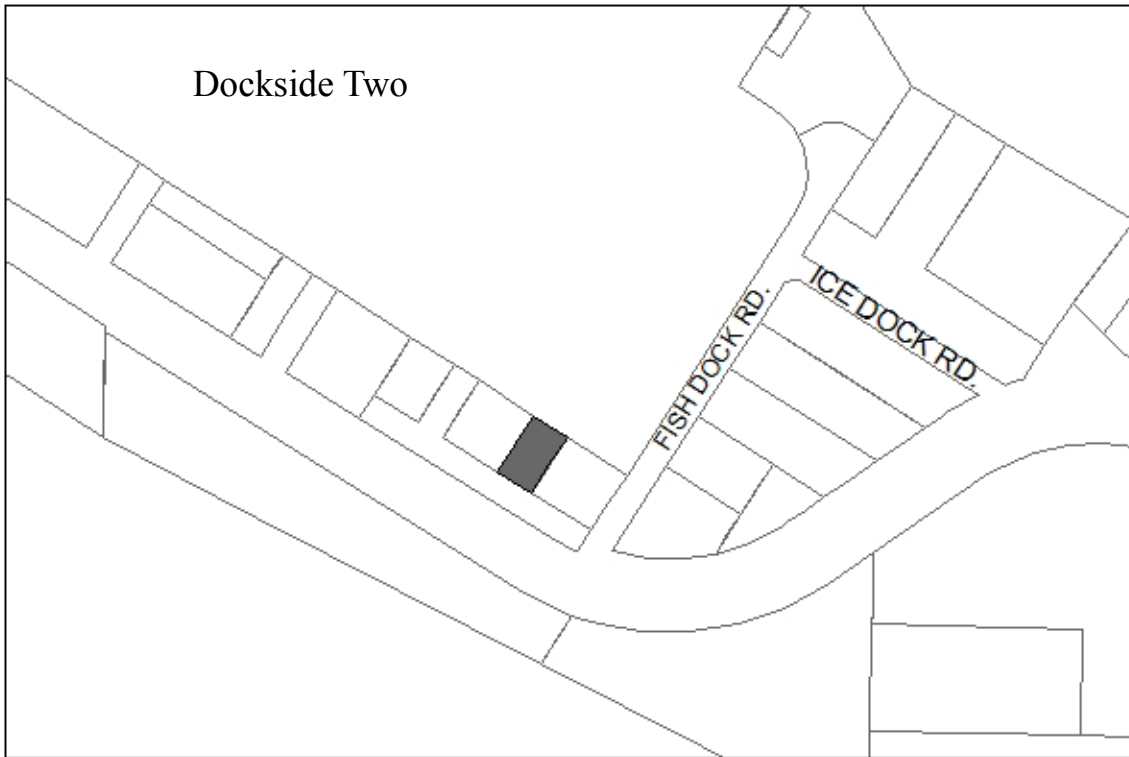
Finance Dept. Code:



Designated Use: Leased Land	
Acquisition History:	
Area: 0.2 acres	Parcel Number: 18103431
2012 Assessed Value: \$162,900 (Land: \$72,100 Structure: \$90,800)	
Legal Description: HM0920050 T07S R13W S01 HOMER SPIT SUB NO TWO AMD LOT 88-1	
Zoning: Marine Commercial	Wetlands: N/A
Infrastructure: Water, sewer, paved road access	Address: 4406 Homer Spit Road
<p>Leased to: Mark & Laura Zeiset dba South Central Radar Expiration: 11/1/2022, two additional 5 year renewal options</p>	
Finance Dept. Code:	



Designated Use: Leased Lands	
Acquisition History:	
Area: 0.29 acres	Parcel Number: 18103442
2012 Assessed Value: \$277,500 (Land: \$97,100 Structure: \$180,400)	
Legal Description: HM0920050 T07S R13W S01 HOMER SPIT SUB NO TWO AMENDED LOT 88-2	
Zoning: Marine Commercial	Wetlands: N/A
Infrastructure: Water, sewer, paved road access	Address: 4460 Homer Spit Road
<p>Leased to: Mike Yourkowski Lease Renewal Options: one 10 year renewal option. Expiration: 11/30/15, plus renewal option. Leaseholder is exercising options.</p>	
Finance Dept. Code:	



Designated Use: Leased Land
Acquisition History:

Area: 7,749 sq ft. (0.18 acres)

Parcel Number: 18103443

2012 Assessed Value: \$115,400 (Land: \$66,300, Structure: \$49,100)

Legal Description: HM0920050 T07S R13W S01 HOMER SPIT SUB NO TWO AMENDED LOT 88-3

Zoning: Marine Commercial

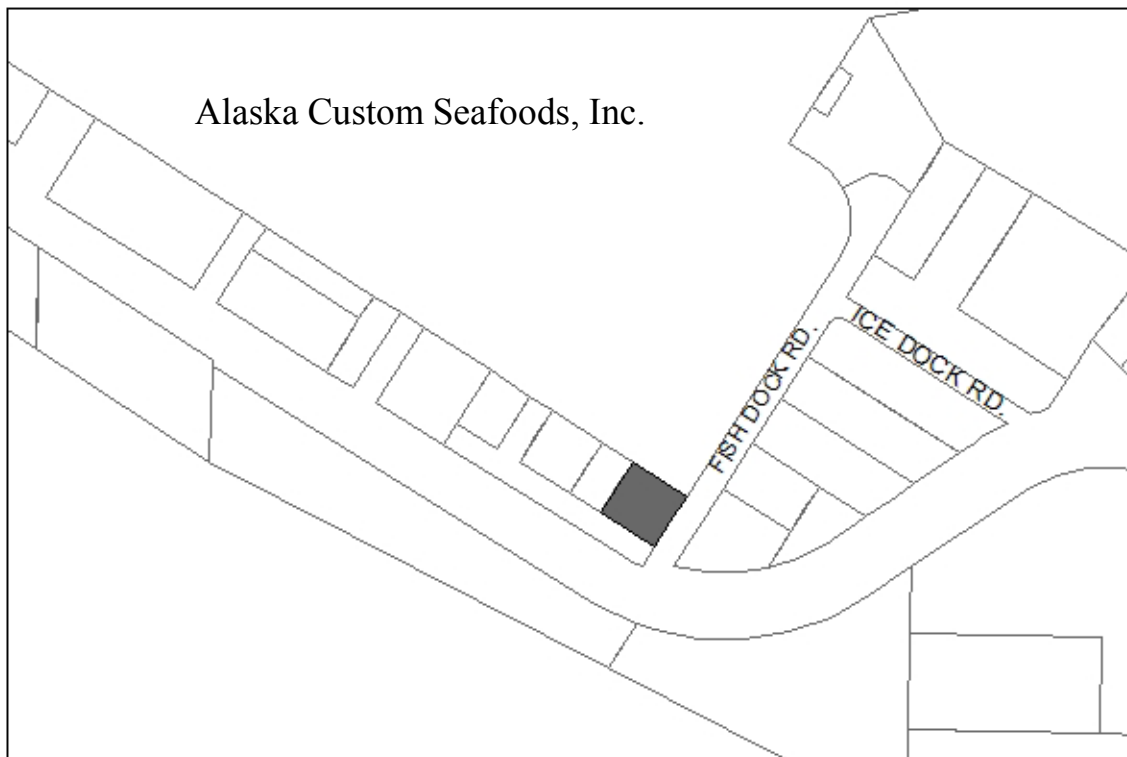
Wetlands: None

Infrastructure: Paved road, water and sewer.

Address: 4470 Homer Spit Road

Leased to: William Sullivan dba Docks Two dba Kachemak Bay Seafoods
 Expiration: 4/15/2022, no options.

Finance Dept. Code:



Designated Use: Leased land
Acquisition History:

Area: 0.31 acres, or 13,383 sq ft

Parcel Number: 18103444

2012 Assessed Value: \$222,400 Land Value - \$102,400 Structure Value - \$120,000

Legal Description: HM0920050 T07S R13W S01 HOMER SPIT SUB NO TWO AMENDED LOT 88-4

Zoning: Marine Commercial

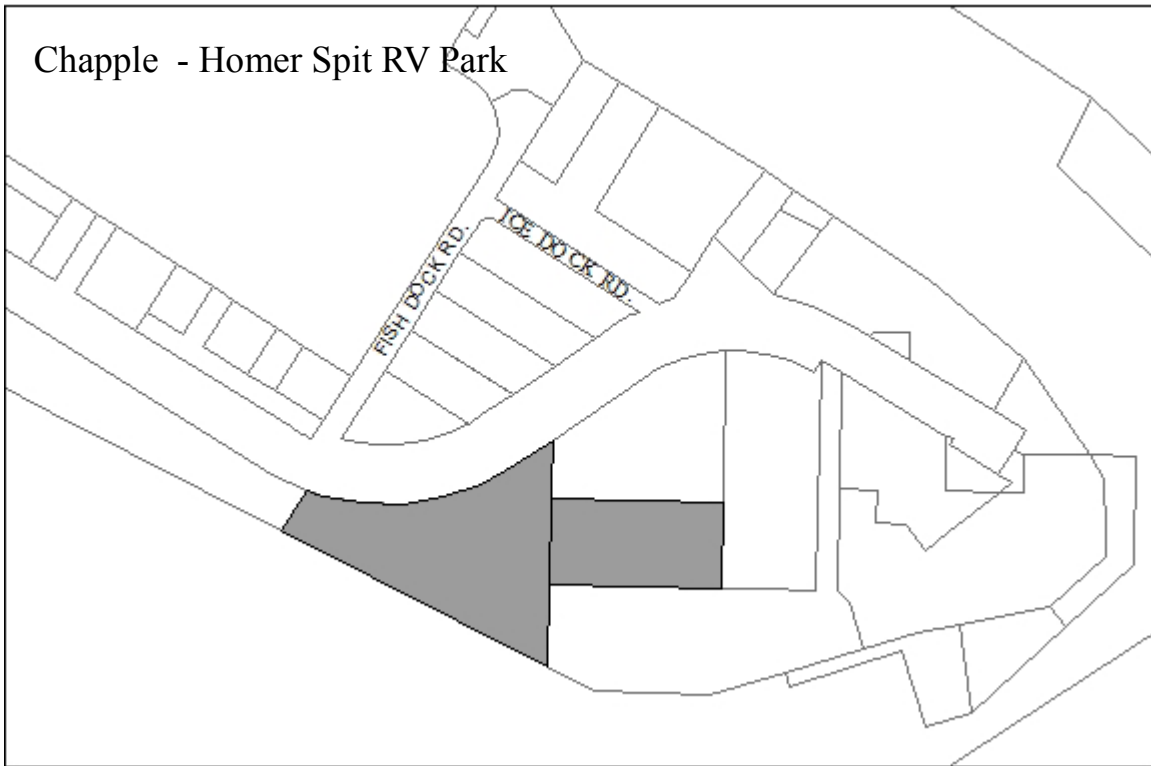
Wetlands: None

Infrastructure: Paved road, water and sewer.

Address: 4474 Homer Spit Road

Leased to: Brad Faulkner DBA Alaska Custom Seafoods, Inc.
 Leased month to month.

Finance Dept. Code:



Designated Use: Leased Land
Acquisition History:

Area: 192,970 sq ft

Parcel Number: 18103402, 03

2009 Assessed Value: Total: \$593,400 Land: \$474,600 Structures: \$118,800

Legal Description: HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED LOT 50.
 HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED LOT 49 EXCLUDING THAT PORTION AS PER LICENSE AGREEMENT 205/928.

Zoning: Marine Industrial

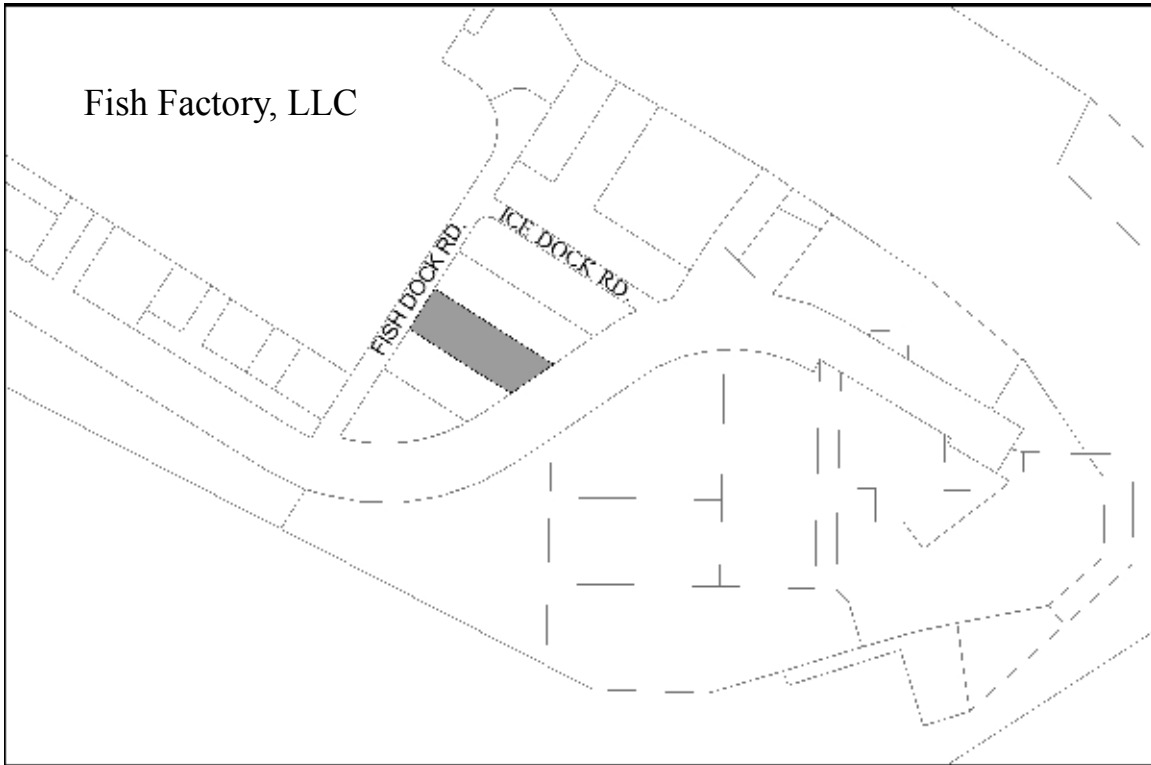
Wetlands: None

Infrastructure: Paved road, water and sewer.

Address: 4535 Homer Spit Road

Leased to: John & Margaret Chapple. Homer Spit Campground
 Expiration: 12/31/2026, two addition 3 year options.

Finance Dept. Code: 400.600.4650



Designated Use: Leased Land
Acquisition History:

Area: 27,470 sq ft (0.63 acres)

Parcel Number: 18103421

2012 Assessed Value: \$841,900 (Land: \$180,600 Structure: \$661,300)

Legal Description: HM0900052 T07S R13W S01 CITY OF HOMER PORT INDUSTRIAL NO 3 LOT 12-A1

Zoning: Marine Industrial

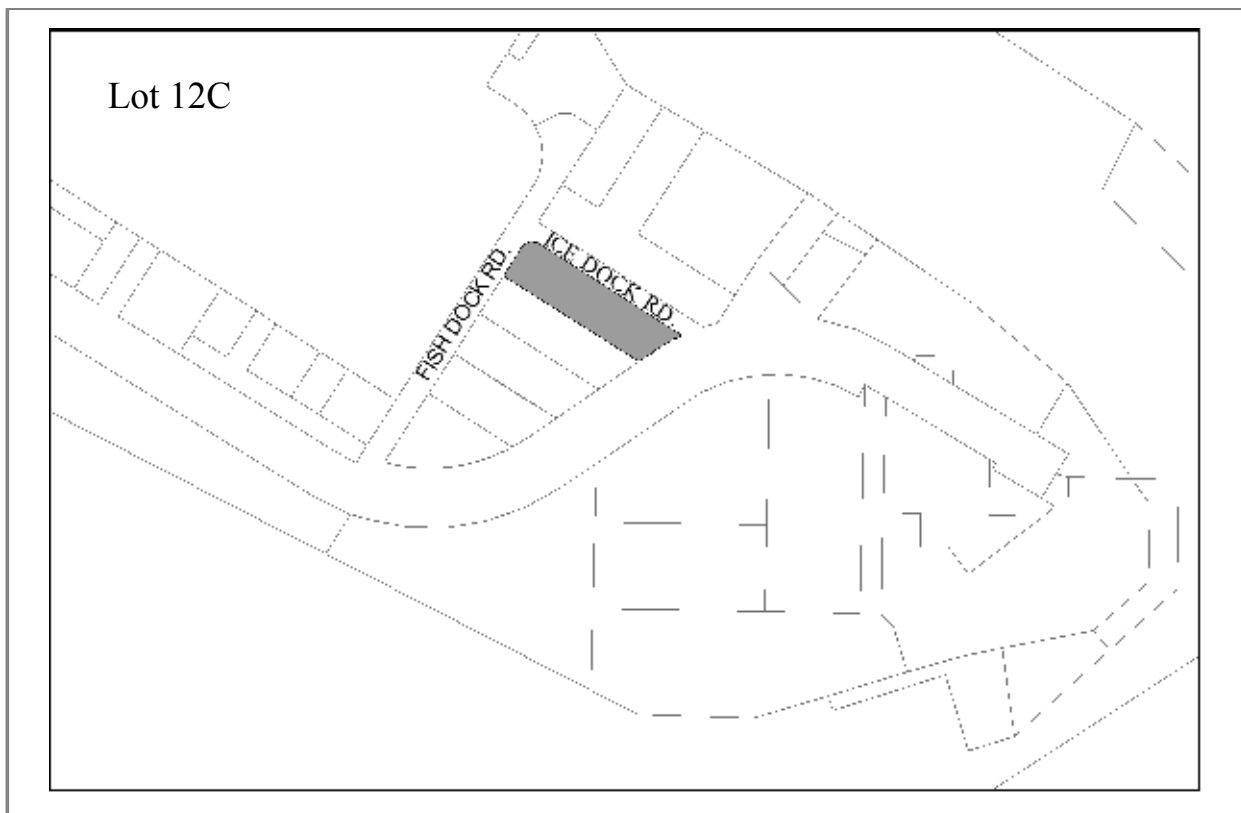
Wetlands: None

Infrastructure: Paved road, water and sewer.

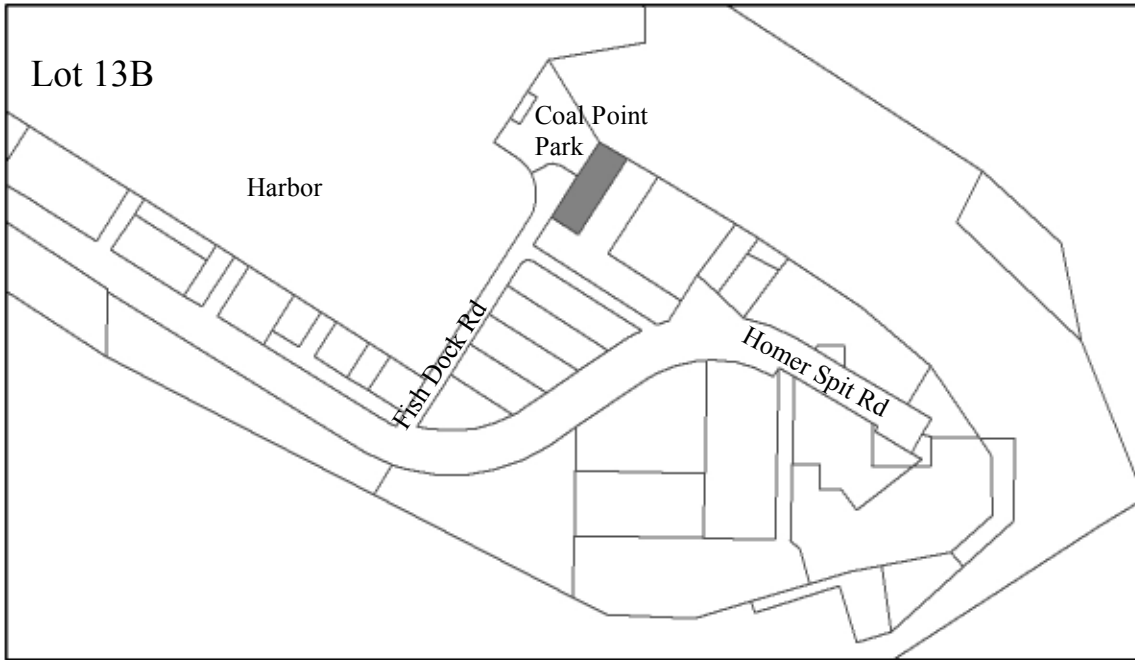
Address: 800 Fish Dock Road

Leased to: Fish Factory, LLC
 Expiration: 3/31/2020 with two 10 year options

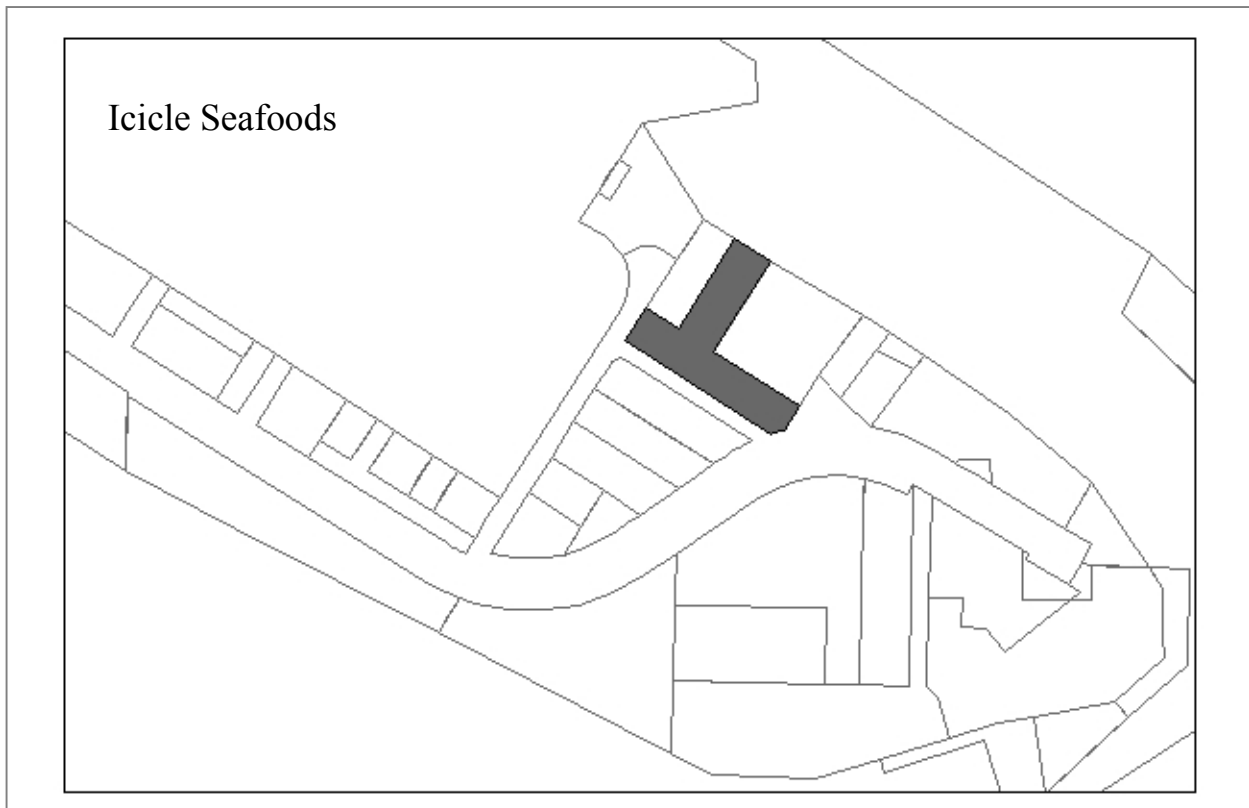
Finance Dept. Code:



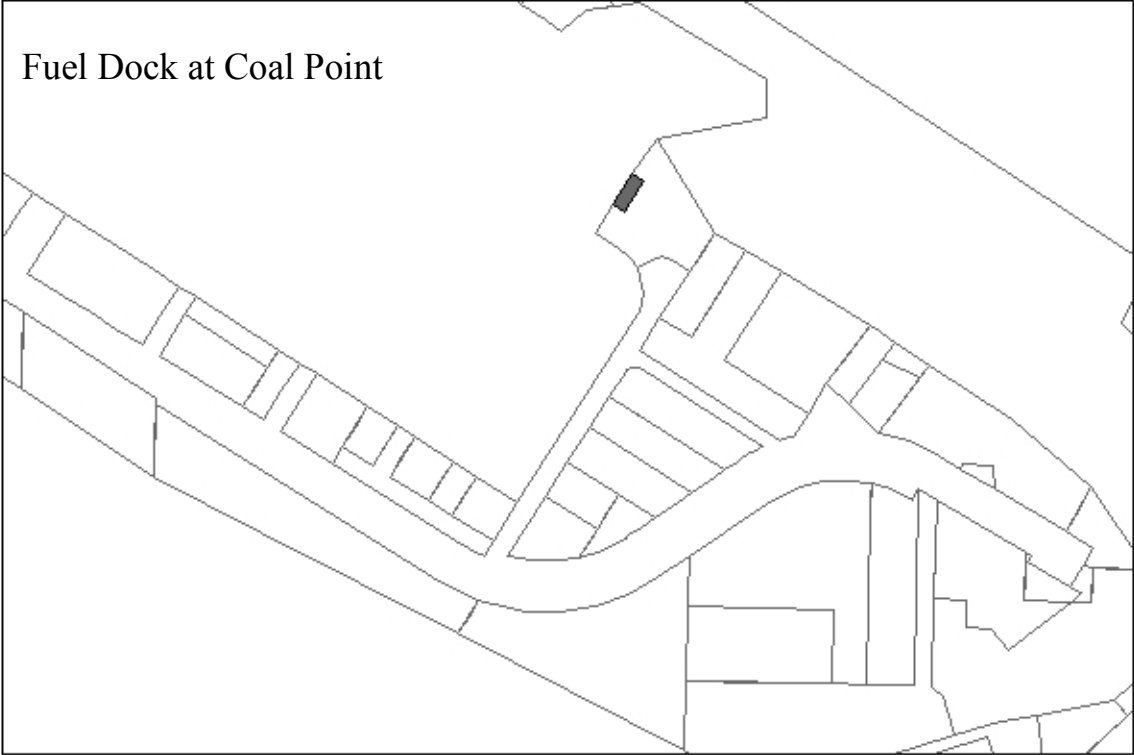
Designated Use: Lease land	
Acquisition History:	
Area: 0.79 Acres	Parcel Number: 18103452
2012 Assessed Value: \$802,000 (Land: \$216,400 Structure: \$586,300)	
Legal Description: City of Homer Port Industrial No 2 Lot 12C	
Zoning: Marine Industrial	
Infrastructure: Water, sewer, paved road access	Address: 4501 Ice Dock Road
Leased by Resolution 2008-37 to Harbor Leasing (Auction Block) Expiration: 3/31/2028 Options: two additional 5 year options	
Finance Dept. Code:	

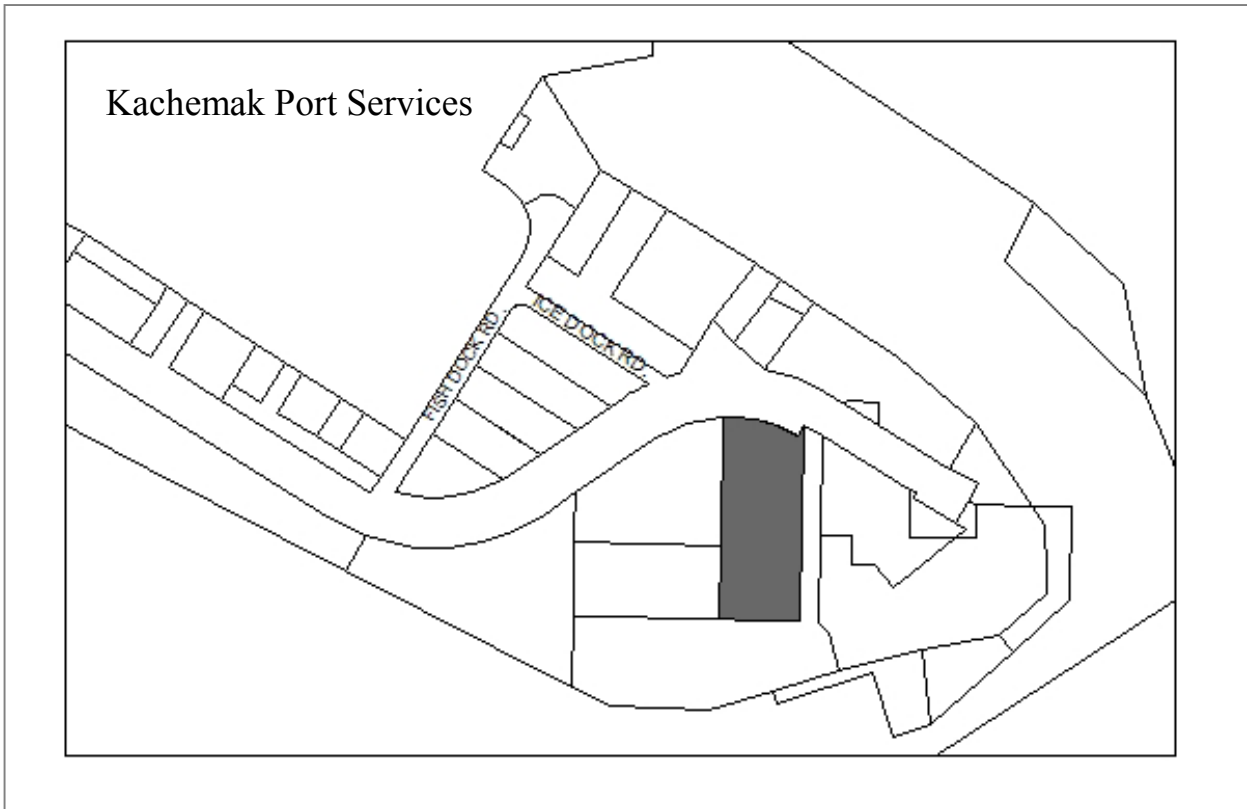


Designated Use: Lease	
Acquisition History:	
Area: 0.52 acres	Parcel Number: 18103425
2012 Assessed Value: \$194,400	
Legal Description: City of Homer Port Industrial Subdivision No 2 Lot 13B	
Zoning: Marine Industrial	Wetlands: N/A
Infrastructure: Water, sewer, paved/gravel road access	Address: Fish Dock Road
Former Porpoise Room lot. Fisheries use encouraged but not required.	
Resolution 14-043, 20 year lease with two five year options. Expiration: 4/30/2034	
Finance Dept. Code:	



Designated Use: Leased Land	
Acquisition History:	
Area: 1.49 acres	Parcel Number: 18103419
2012 Assessed Value: \$534,900 (Land: \$359,600 Structure: \$175,300)	
Legal Description: HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED ADL 18009 LOT 41 (ADL 18009)	
Zoning: Marine Industrial	Wetlands: N/A
Infrastructure: Water, sewer, paved road access	Address: 842 Fish Dock Road
<p>Leased to: Icicle Seafoods, Inc Expiration: 9/14/2029. No options.</p>	
Finance Dept. Code:	

<p>Fuel Dock at Coal Point</p> 	
<p>Designated Use: Leased Land Acquisition History:</p>	
<p>Area: 0.07 acres</p>	<p>Parcel Number: 18103427</p>
<p>2012 Assessed Value: \$476,100 (Land: \$31,100 Structure: \$476,100)</p>	
<p>Legal Description: HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED THAT PORTION OF COAL POINT MONUMENT PARK AS PER LEASE AGREEMENT 187 @ 921</p>	
<p>Zoning: Marine Industrial</p>	<p>Wetlands: None</p>
<p>Infrastructure: Paved road, water and sewer.</p>	<p>Address: 843 Fish Dock Road</p>
<p>Leased to: Harbor Enterprises/Terminal Oil Sales. Coal Point Fuel Dock. Expiration: 11/30/2018. No options left.</p>	
<p>Finance Dept. Code:</p>	



Designated Use: Leased Land. Also includes the Port Maintenance Shop and a large tank.
Acquisition History:

Area: 2.23 acres (Lease is for a small portion of the lot)	Parcel Number: 18103404
--	--------------------------------

2012 Assessed Value: 1,540,500 (\$Land: \$496,500 Structure: \$1,044,000)

Legal Description: HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED LOT 48 EXCLUDING THAT PORTION AS PER LICENSE AGREEMENT 190 @ 98

Zoning: Marine Industrial	Wetlands: N/A
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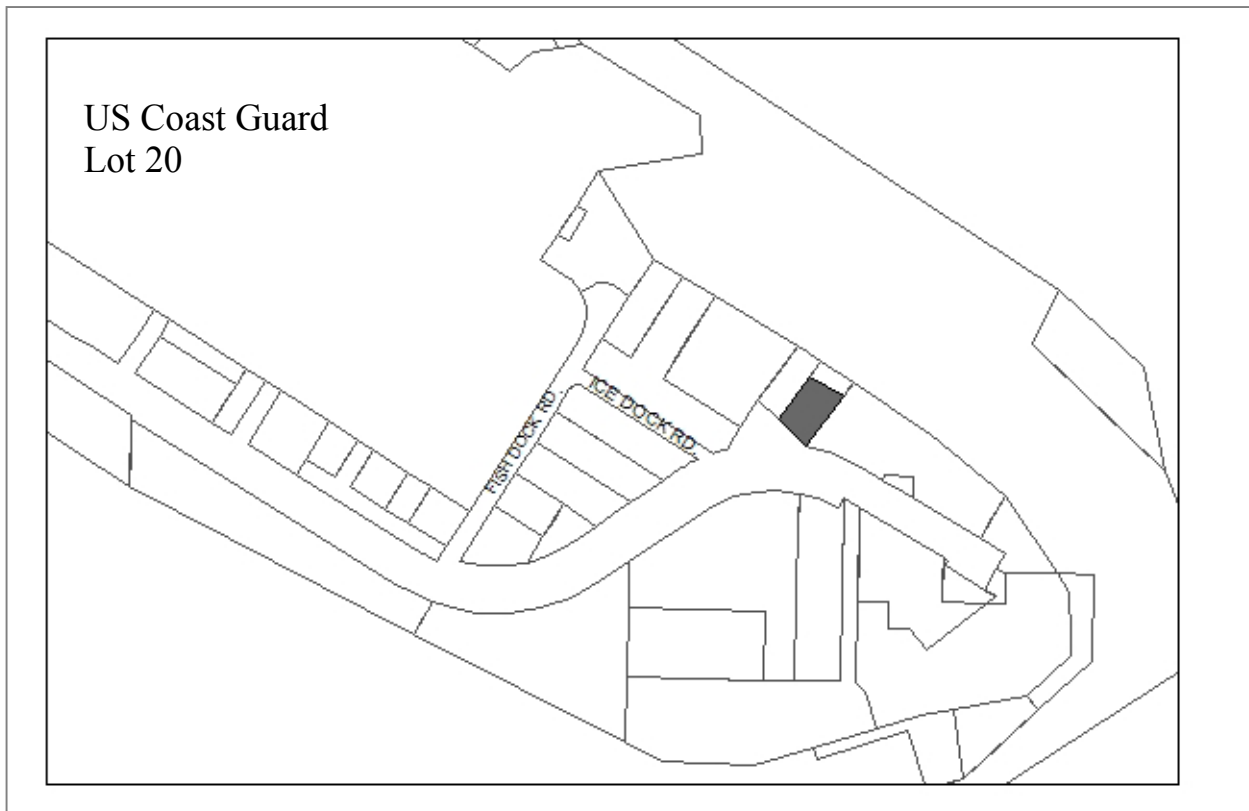
Infrastructure: Water, sewer, paved road access	Address: 4667 Homer Spit Road
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Leased to:
ACS MACTel lease: Expires 11/21/2033 with two additional one year options. (875 sq ft lease)

Alaska Marine Highway lease: Alaska Marine Highway System to built a warehouse to support ferry operations, summer 2011. Lease expires 2060. (16,000 sq ft leased)

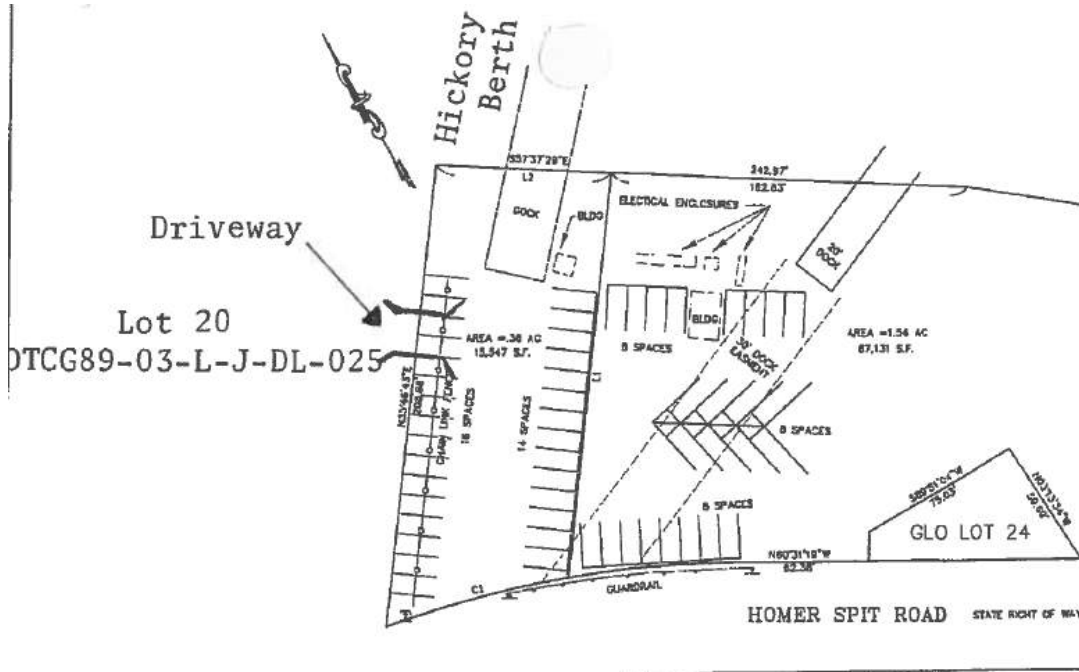
The Port Maintenance Shop is on this lot, and a large water tank, and other accessory structures.

Finance Dept. Code:



Designated Use: Lease	
Acquisition History:	
Area: 0.35 acres	Parcel Number: 18103445
2012 Assessed Value: \$112,800	
Legal Description: Portion of Government Lot 20	
Zoning: Marine Industrial	Wetlands: N/A
Infrastructure: Water, sewer, paved road access	Address: 4688 Homer Spit Road
<p>Leased to: US Coast Guard. Lease expires September 30, 2023 Resolution 15-009 approved an additional 20 year lease.</p>	
Finance Dept. Code:	

Hickory Lease

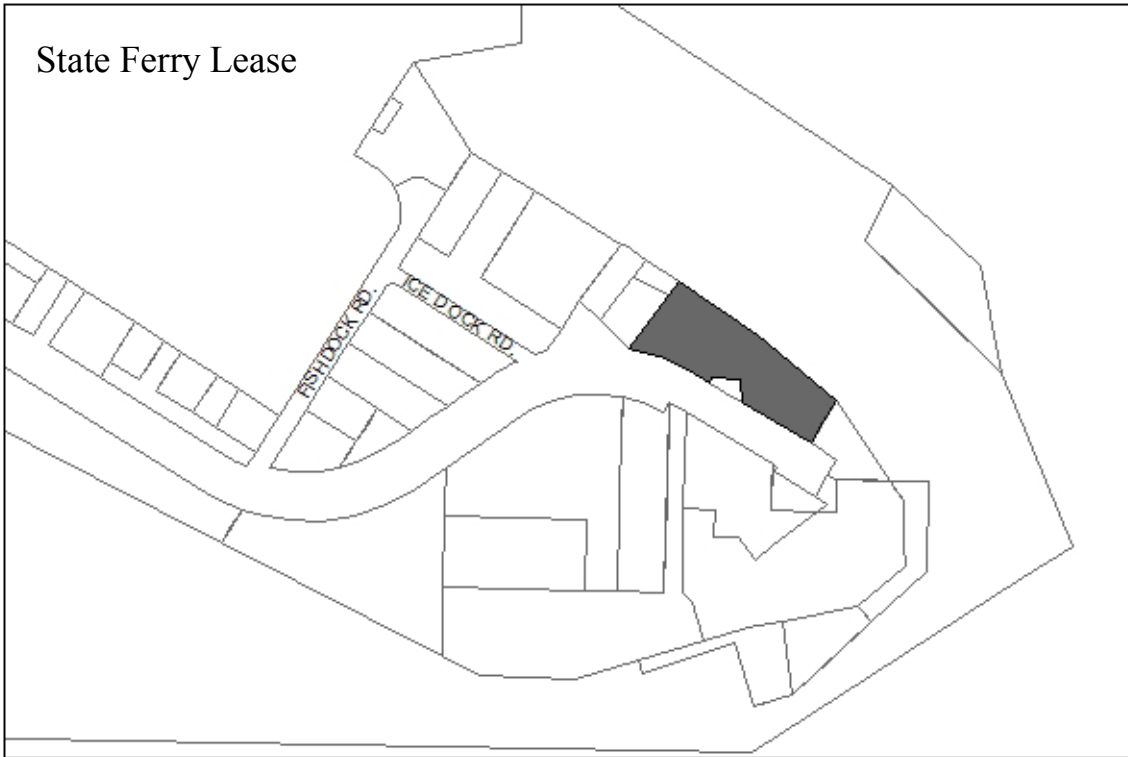


See page B-25. This lease is a portion of the Pioneer Dock.

West trestle of the Pioneer Dock, for mooring and parking on west trestle and Lot 45A.

Leased to: Coast Guard. Expiration September 30, 2022. DTCG89-03-L-J-DL-034.

Finance Dept. Code:

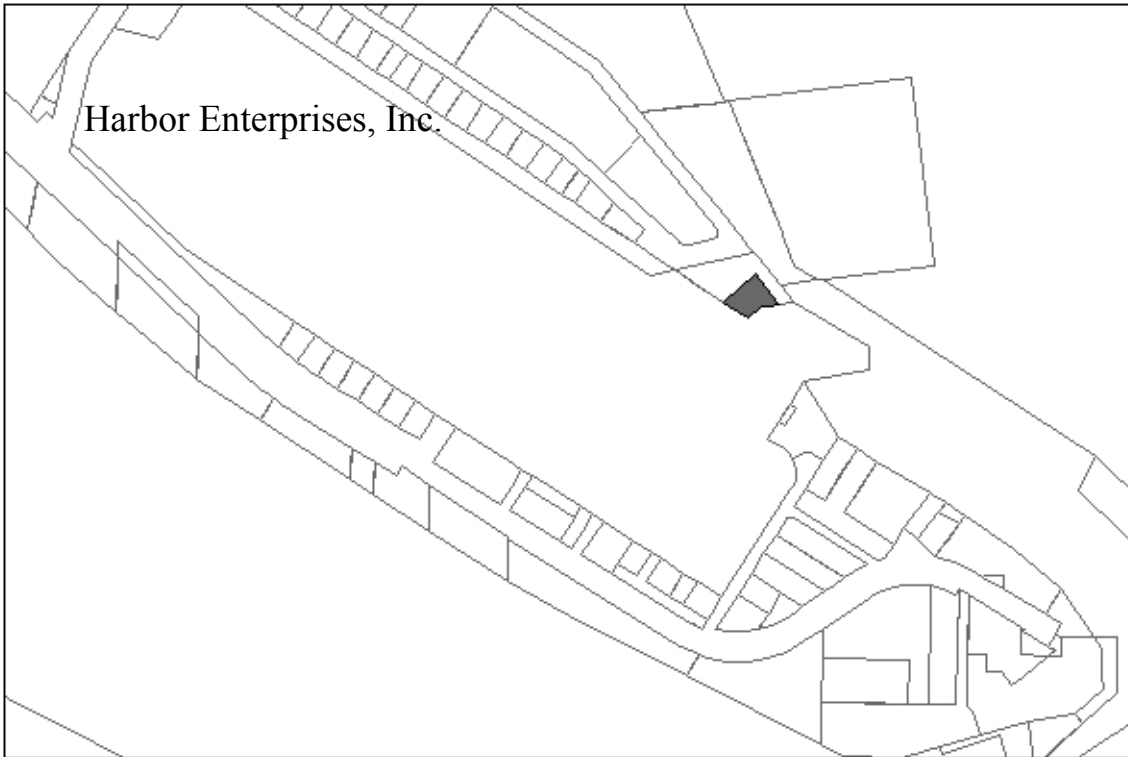


Designated Use: Ferry Terminal and Staging
Acquisition History: Quitclaim Deed to KPPUDIST #1 2/18/64: Orig Cert filed between KPPUD and BLM for Harbor use for 25 years on 7/29/55.

Area: 1.83 acres or 79,799 sq ft	Parcel Number: 18103447
2012 Assessed Value: \$1,076,900 (\$423,800 Land, \$653,100 Structure)	
Legal Description: HM0930049 T07S R13W S01 HOMER SPIT SUB NO 6 VELMA'S ADDN LOT 45-A	
Zoning: Marine Industrial	Wetlands: None
Infrastructure: Paved road, water and sewer.	Address: 4690 Homer Spit Road

Leased to: Alaska Marine Highway
 Expiration: April 30, 2060
 MOA on file regarding ferry terminal and city maintenance shop.

Finance Dept. Code:



Designated Use: Leased Land (Fuel tanks for fuel dock)
Acquisition History:

Area: 20,000 sq ft (0.459 acres)

Parcel Number: 18103260

2012 Assessed Value: \$361,800 (Land: \$140,400 Structure: \$221,400)

Legal Description: HM0970072 T07S R13W S01 HOMER SPIT NO 6 8-E-1

Zoning: Marine Industrial

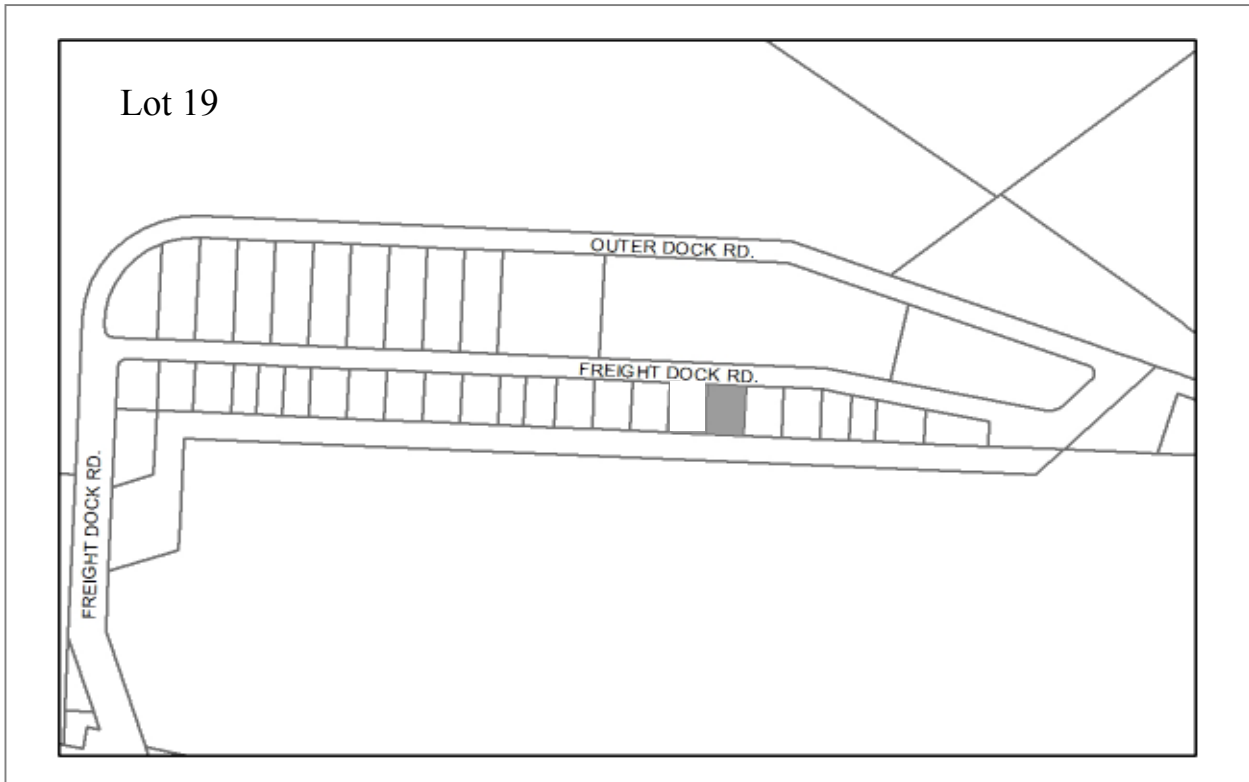
Wetlands: None

Infrastructure: Paved road, water and sewer.

Address: 4607 Freight Dock Road

Leased to: Harbor Enterprises/Terminal Oil Sales
 Expiration: 12/1/2018 no options left.

Finance Dept. Code:



Designated Use: Lease (Resolution 09-33)
Acquisition History:

Area: 0.96 acres, 0.32 acres	Parcel Number: 181032 38
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2012 Assessed Value: \$105,000

Legal Description: Homer Spit No 5 Lots 19

Zoning: Marine Industrial	Wetlands: N/A
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Infrastructure: paved road, water and sewer

Notes: Leased to Fortune Sea LLC, 10 year lease expires 4/30/2023

Finance Dept. Code:

Section C

Other City Lands
Generally Undesignated



Designated Use: Tidelands
Acquisition History:

Area: 6,784 acres

Parcel Number: 18107001, 17728001, 17528001
 1810125, 1810126

2012 Assessed Value: \$22,345,000

Legal Description: Portions of ATS 612

Zoning: Not zoned

Wetlands:

17728001—HM0742265 T06S R13W S29 ALASKA TIDELAND SURVEY 612 . 499.54 acres, \$83,200 assessed value. Patent title 1977, 84-25 Annexed by City.

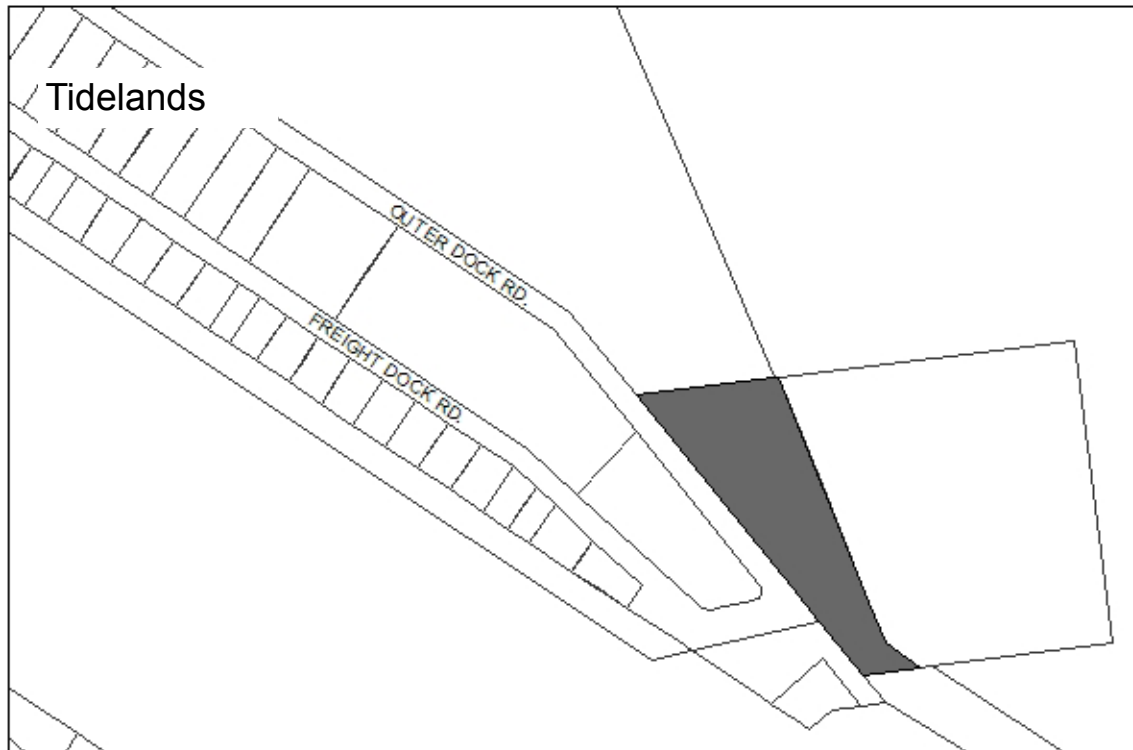
17528001 HM0770064 T06S R14W S30 ALASKA TIDELANDS SURVEY NO 612 POR SEC 23 24 & POR SEC 19 & 30. 1641.24 acres. Assessed Value: \$83,400. City Granted Title 1977 under Preference Right effective 1/3/59 Ord 84-25 Annexed by City.

18107001—HM0770064 T07S R13W S14 ALASKA TIDELANDS SURVEY 612 THAT PORTION LYING WITHIN SEC 13 & 14 & 22 THRU 24 & 26 THRU 28 & 33 THRU 36 OF T06SR13W & WITHIN SEC 1 & 2 OF T07SR13W EXCLUDING THAT PORTION OF TIDELANDS VESTED TO STATE OF ALASKA & EXCE. 4753 acres. \$20,890,100, includes Pioneer Dock improvements

Patent 1974 002459-0 Book 80 Page 171

Mariner Park and Mud Bay were nominated by the City as Western Hemisphere Shorebird Reserve Sites in 1994 ("whissern"). They are recognized as sites of international importance. <http://www.whsrn.org/>

Finance Dept. Code:



Designated Use: Tidelands
Acquisition History:

Area: 4.19 acres

Parcel Number: 18103213

2009 Assessed Value: \$800,800

Legal Description: T 6S R 13W SEC 36 T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED TRACT A

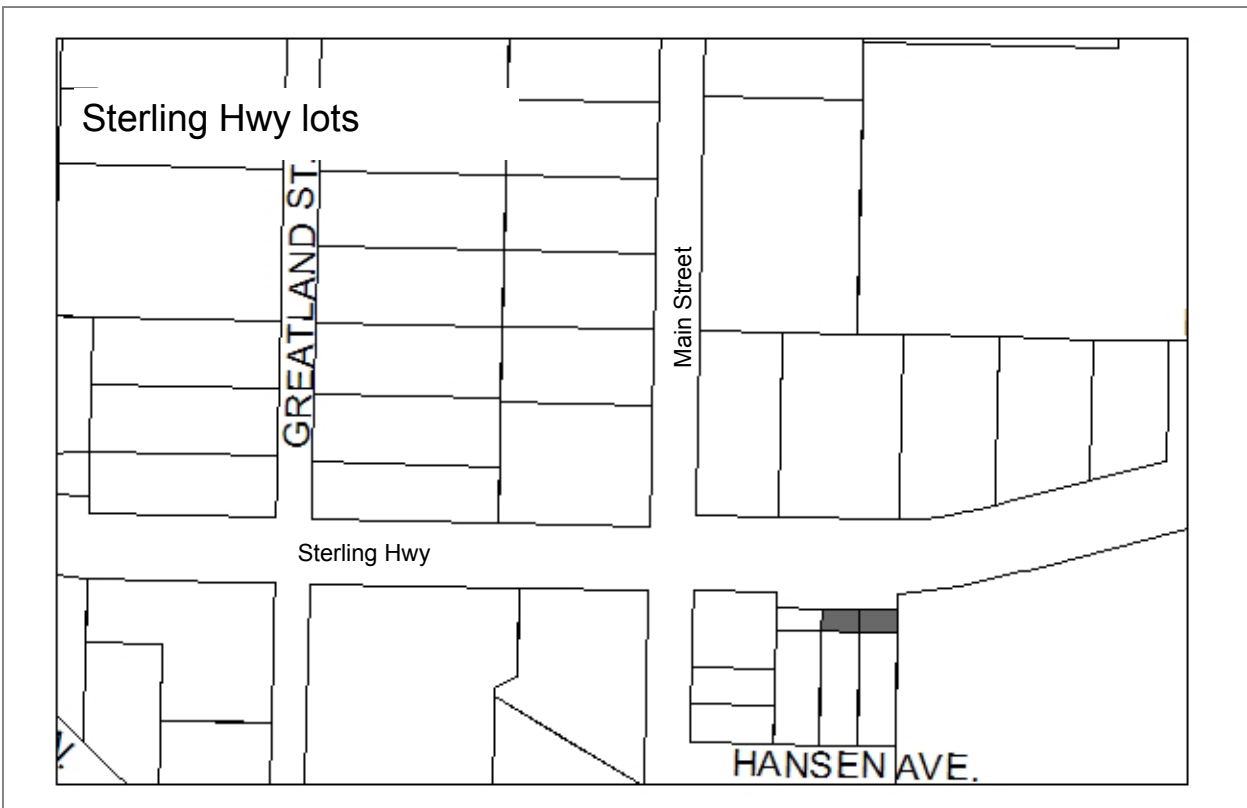
Zoning: Not zoned

Wetlands: Tidelands

Infrastructure:

Includes part of the causeway for the deep water dock. Lease agreement for deep water dock land, B192 p648 \$830/yr ADL 224560 55 year lease, July 1989– July 2044

Finance Dept. Code:



Designated Use: Undesignated
Acquisition History: Detling Deed 6/10/82

Area: 0.03 acres each. Total of 2,613 sq ft	Parcel Number: 177154 02, 03
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2015 Assessed Value: \$1,400

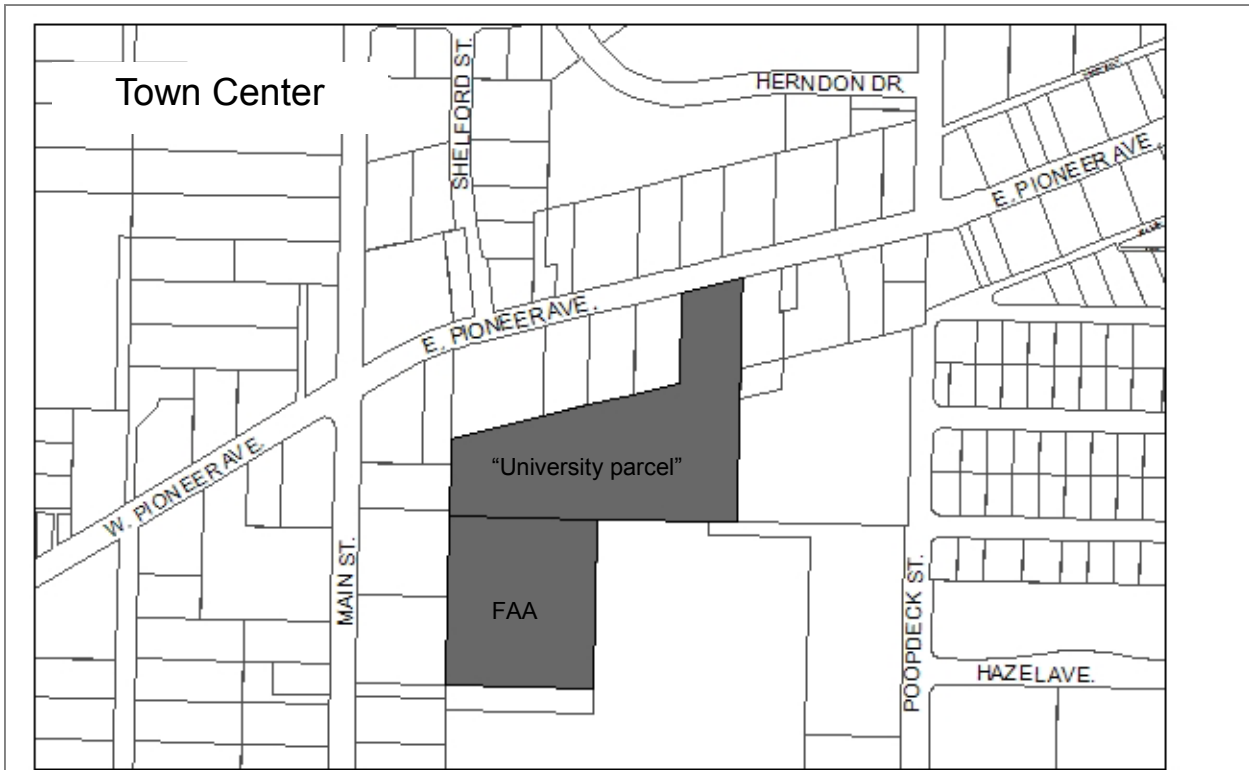
Legal Description: T6S R 13W SEC 20 SEWARD MERIDIAN HM 0670365 W R BENSON SUB AMENDED LOT 46 EXCLUDING HOMER BY-PASS ROAD, T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0670365 W R BENSONS SUB AMENDED LOT 47 EXC HOMER BY-PASS RD*

Zoning: Central Business District	Wetlands: Possibly. Lots are steep.
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Infrastructure: Paved Road and sidewalk

Notes: Lots are steep; they run from the Sterling Highway grade down the slope to the adjoining property. Lot dimensions are approximately 50'x30'.

Finance Dept. Code:



Designated Use: UA land: Land was sold to the City by UA with the intent it would be used for town center. FAA site: Held for possible UA/state shared consortium library agreement and land trade for land at Bridge Creek. Resolution 14-084 Identifying Homer FAA Site Sub Tract 38A in the Town Center as a Viable Location for a Community Center.

Acquisition History: UA: Ord 03-61 purchase.

Area: 7.71 acres

Parcel Number: 17719209, 17708015

2009 Assessed Value: \$520,200

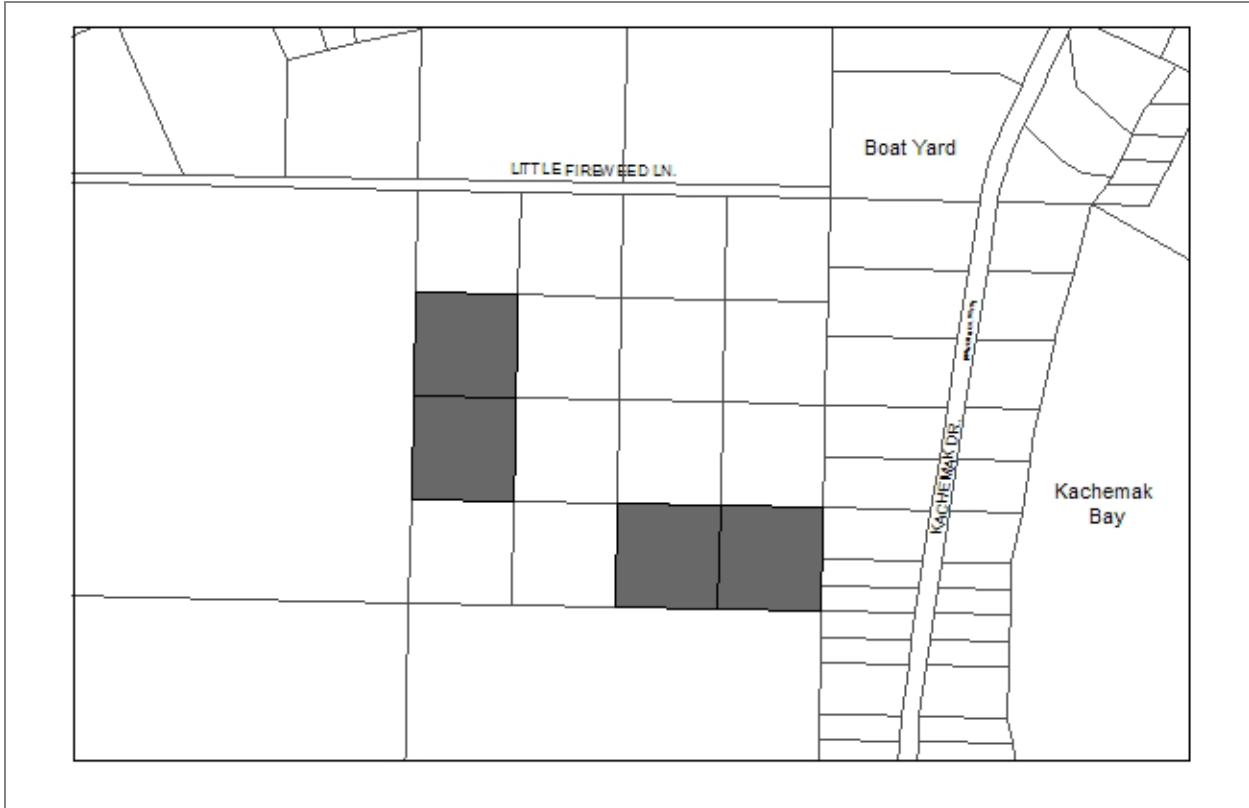
Legal Description: Homer FAA Site Sub Tract 38A, UA lot: Portion of Nils O Svedlund Sub lot 7 tract B, long legal.

Zoning: Central Business District

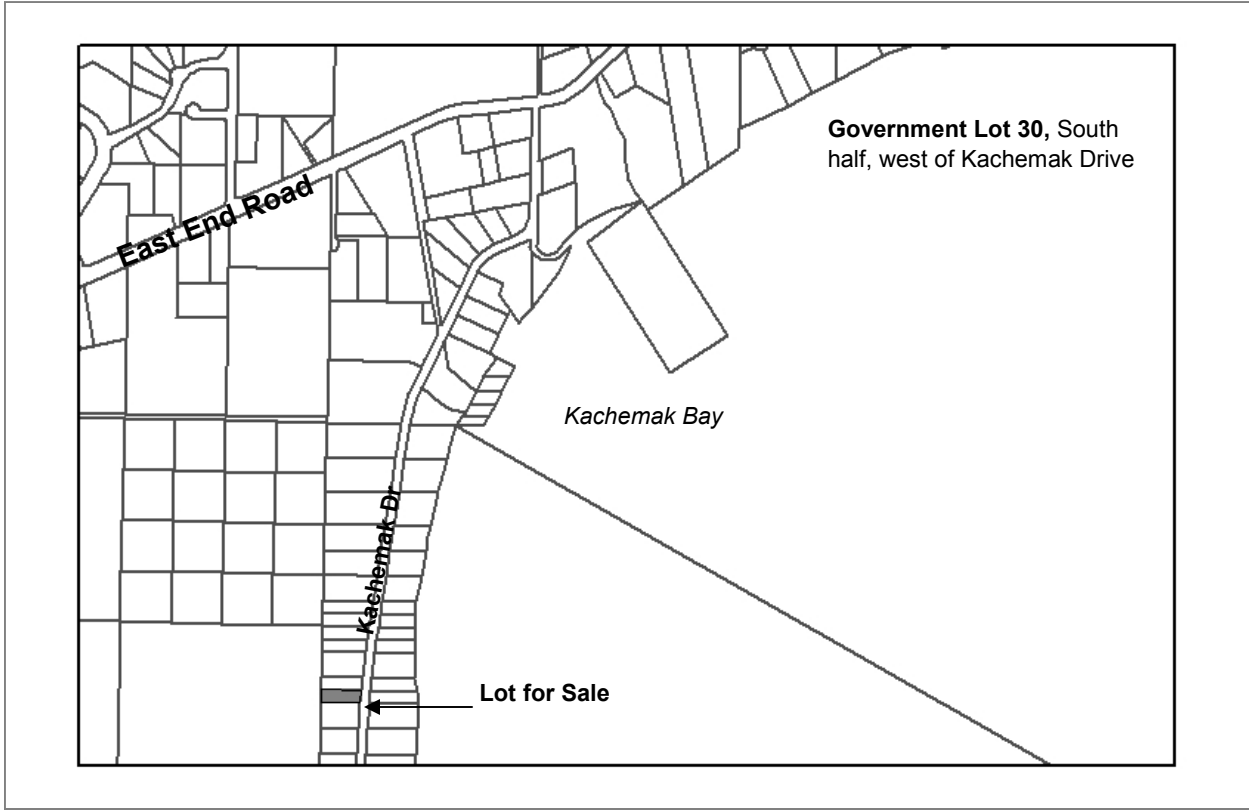
Wetlands: City had a wetland delineation done in 2006. There is about a 1/2 acre of wetlands between the two sites.

Infrastructure: Must be built as land is developed.

Finance Dept. Code:



Designated Use: Sell	
Acquisition History: The western lots were granted by State Patent.	
Area: 10 acres total. Each lot is 2.5 acres.	Parcel Number: 179080 09,15,25,26
2009 Assessed Value: Each lot: \$20,400. Total: \$81,600	
Legal Description: Government Lots 10, 21, 24, 25, HM T06S R13W S14	
Zoning: General Commercial 2	Wetlands: Lots are mostly wetlands. Formal delineation would be needed prior to any project planning.
Infrastructure: No infrastructure currently available.	
<p>Notes: Two adjacent lots are privately owned. The rest of the square lots are owned by the Kenai Peninsula Borough. There is limited legal access to the eastern lots. There may be no legal access to the western lots.</p> <p>Resolution 15-030(A) Sell</p>	
Finance Dept. Code:	



Designated Use: Sell (Resolution 2011-37(A))
Acquisition History: Tax foreclosure, Ord 2010-24(S)

Area: 0.49 acres	Parcel Number: 17908050
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2009 Assessed Value: \$2,300

Legal Description: South half of Government Lot 30 Lying West of Kachemak Drive

Zoning: Rural Residential	Wetlands: Will require wetland permit for development
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Infrastructure: Paved road, power lines. Part of Phase II Kachemak Drive Water and Sewer LID.

Notes: Acquired from the Kenai Peninsula Borough through tax foreclosure. Parcel is wetlands.

Finance Dept. Code:



Designated Use: Sell (Resolution 2009-33)
Acquisition History: Tax foreclosure (seawall) KPB Ord 02-41

Area: 1.66 acres **Parcel Number:** 177174-06, 07

2009 Assessed Value: \$51,500 (combined value)

Legal Description: Lot 43 and 44, Oscar Munson Subdivision

Zoning: Rural Residential **Wetlands:** Most of these lots are tidal and critical habitat.

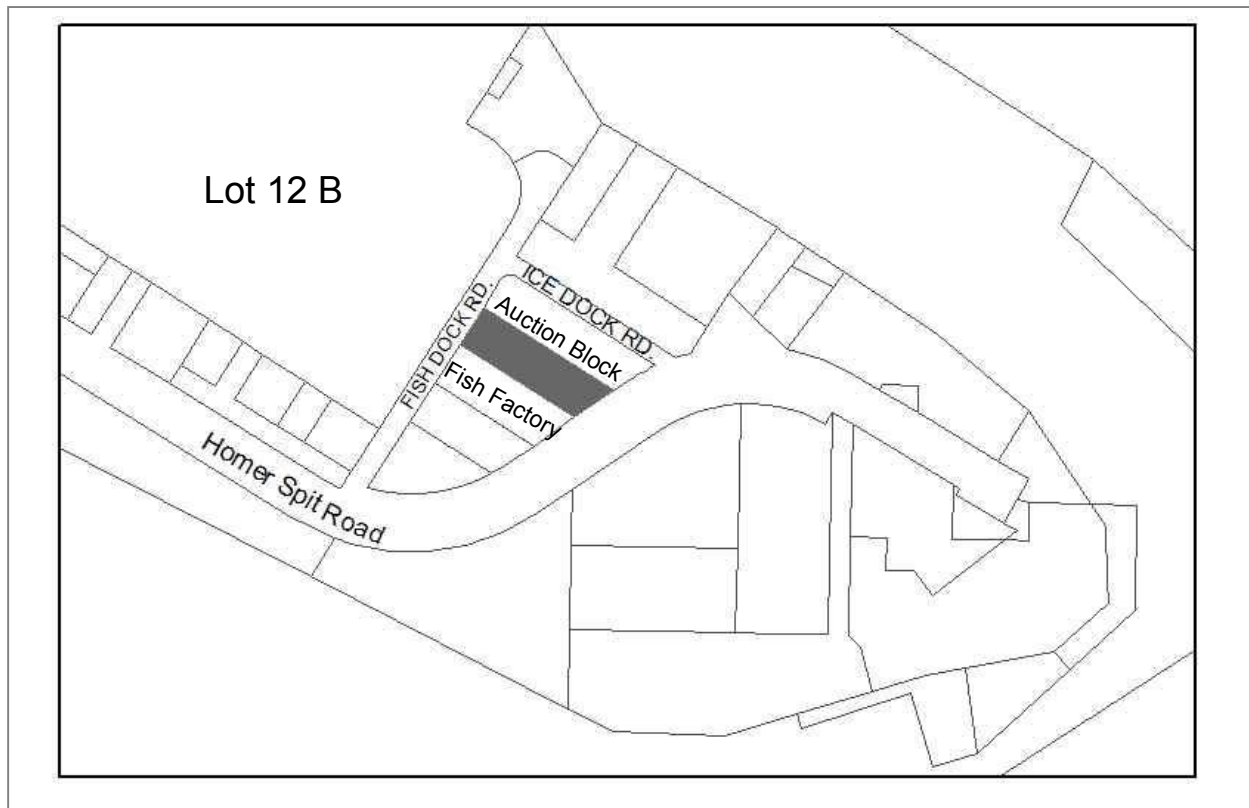
Infrastructure: Gravel road, water and sewer, seawall.

Notes: These lots contain seawall frontage. There is little to any developable area. There continues to be bluff erosion above the seawall on these lots. There are seawall and LIS assessments due on these properties. Contact Finance for payoff amounts. No commercial appraiser was willing to conduct an appraisal.

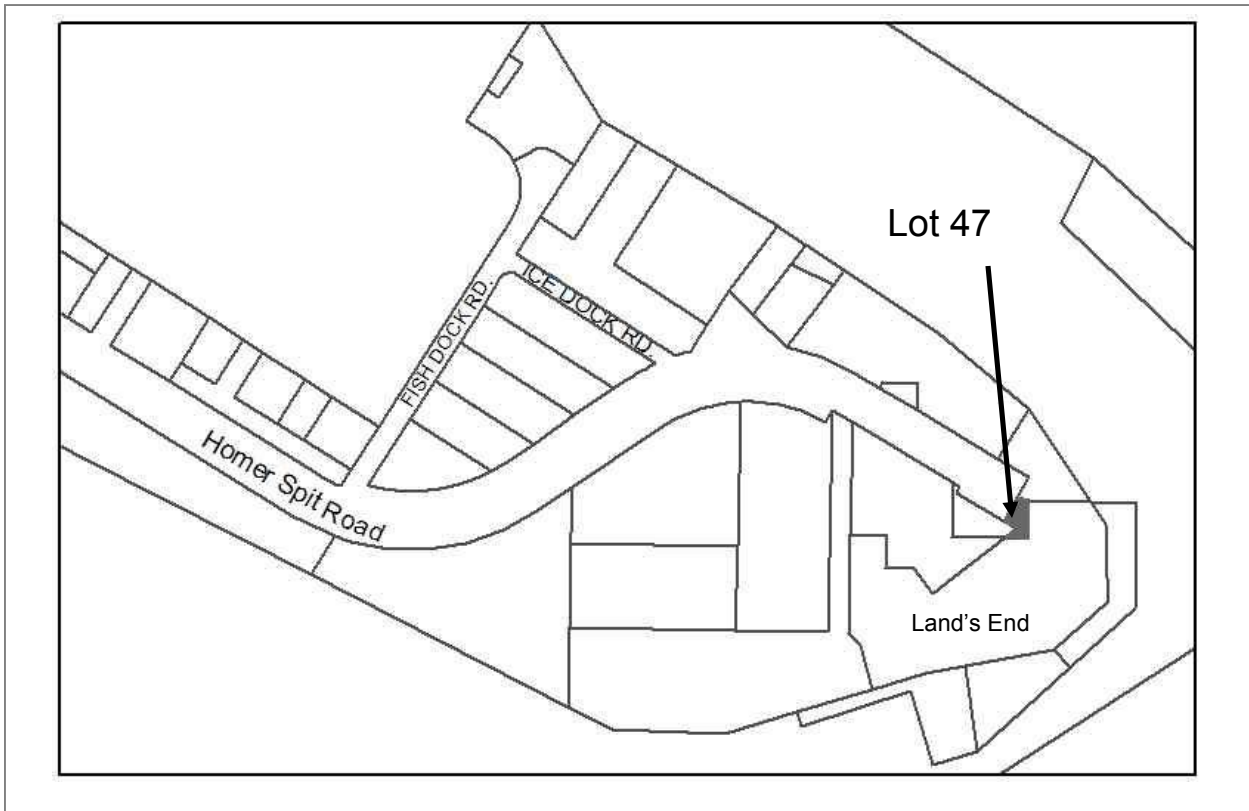
Resolution 2009-33: Sell Lots 43 and 44 Oscar Munson Subdivision.

February 2012 update: City Manager will put the lots out to bid in the spring, using the Borough assessment as the minimum bid instead of an appraisal. No local appraisers were able to appraise the property because there are no comparable properties, and the land has limited to no value for residential development.

Finance Dept. Code:



Designated Use: Leased Lands	
Acquisition History:	
Area: 0.68 acres	Parcel Number: 18103451
2009 Assessed Value: \$265,300	
Legal Description: City of Homer Port Industrial Subdivision No 4 Lot 12-B	
Zoning: Marine Industrial	
Infrastructure: Water, sewer, paved road access	Address:
<p>Parcel has the fish grinder on it, and possibly a short term lease for storage from neighboring business. The whole parcel is not readily available for a long term lease.</p> <p>Resolution 09-33: Remove Lot 12-B City of Homer Port Industrial Subdivision No 4 from lots that may be leased until the drainage issues are resolved.</p> <p>Resolution 10-21: Administration is directed to address the drainage problems and usage of this lot.</p>	
Finance Dept. Code:	



Designated Use: Undesignated. Has easement to Land's End

Acquisition History:

Area: 0.08 acres

Parcel Number: 18103408

2015 Assessed Value: \$34,700

Legal Description: T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 47

Zoning: Marine Industrial

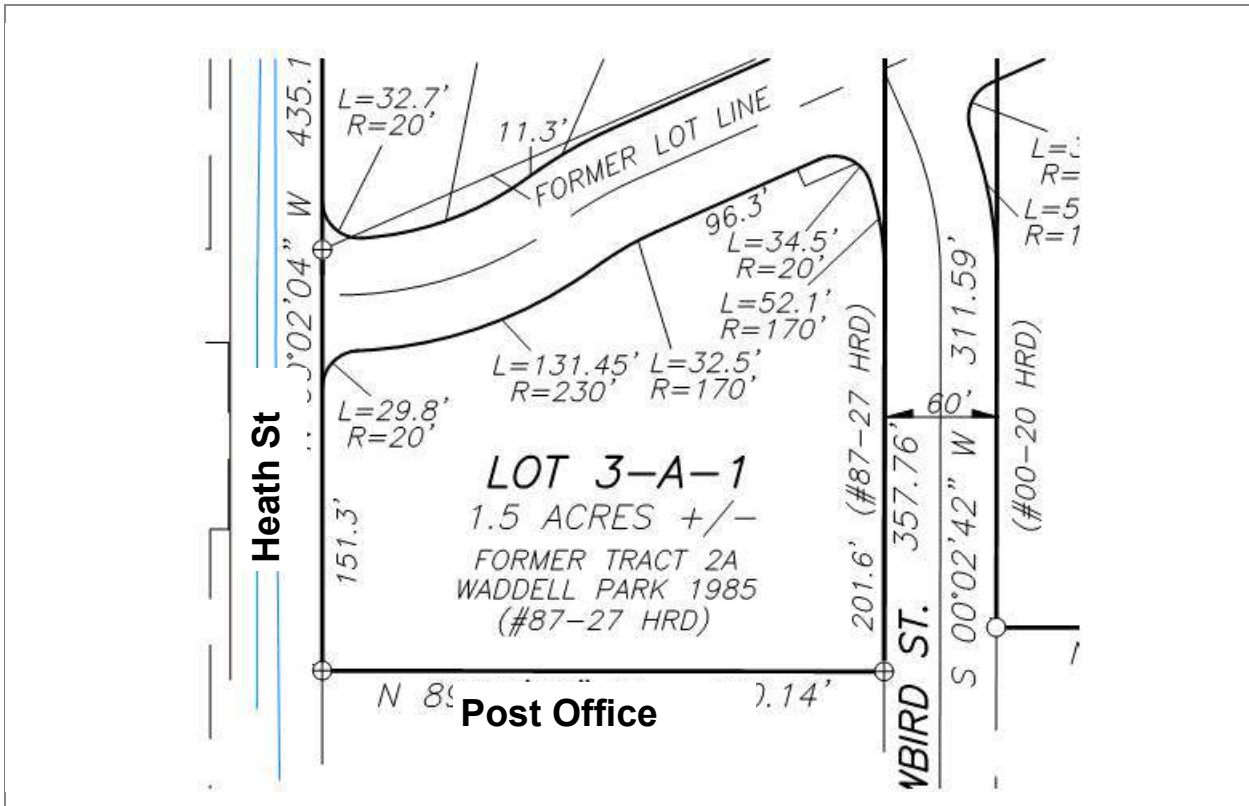
Wetlands: N/A

Infrastructure: Paved road, sewer through lot

Notes:

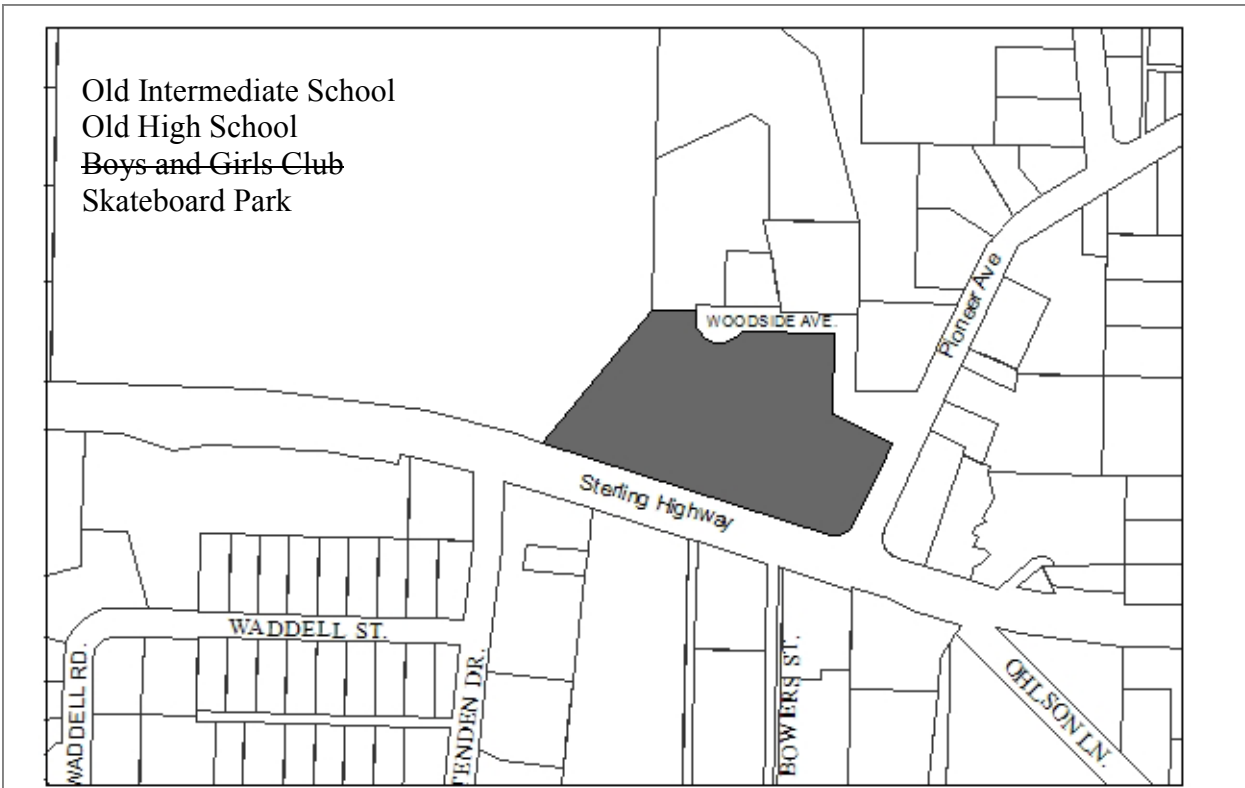
2006 Land Allocation Plan: consider the status of this lot.
 In the process of selling to Lands End, spring 2014.
 2016 update: no progress.

Finance Dept. Code:



Designated Use: Sell, Ordinance 15-30	
Acquisition History: Purchased	
Area: 1.5 acres	Parcel Number: (TBD)
2015 Assessed Value: (not applicable; cabins have been removed and lot is being replatted and reduced in size to create road right of way)	
Legal Description: Former Tract 2-A Waddell Park Sub 1985 Replat, to	
Zoning: CBD	Wetlands: N/A
Infrastructure: full utilities, Grubstake extension will include paved road and sidewalk.	
Notes: Road construction scheduled for 2016. Project funding from State appropriation and matching City HART funds.	
Finance Dept. Code:	

Section D
City Facilities



Designated Use: Resolution 14-110, Designating the Homer Education and Recreation Complex (HERC) Site as the Location for the Proposed New Homer Public Safety Building
Acquisition History: Given to the City by KP.B. Old Middle School and HS. Reso 98-63

Area: 4.3 acres

Parcel Number: 17510070

2015 Assessed Value: \$4,809,400 (Land \$809,400 Structure, built in 1956 25,000 sq ft \$4,000,000)

Legal Description: HM2000022 T06S R13W S19 TRACT 2 HOMER SCHOOL SURVEY 1999 CITY ADDN

Zoning: Central Business District

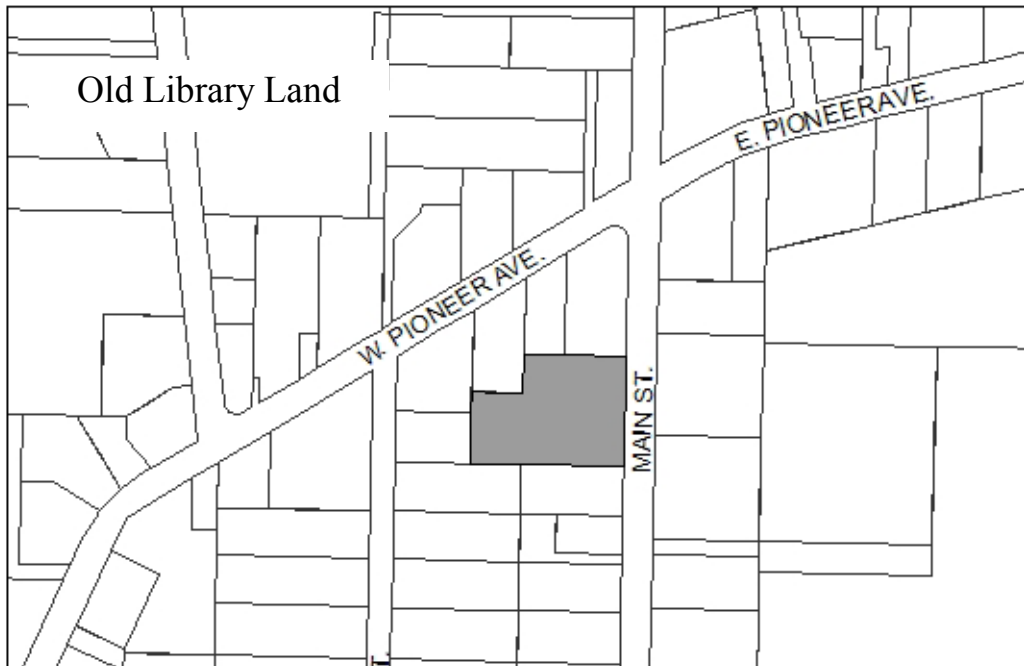
Wetlands: Creek on western edge

Infrastructure: Paved access and parking. Water and Sewer.

Notes:

- Skateboard Park on premises.
- Deed restrictions removed by Kenai Peninsula Borough, fall 2014

Finance Dept. Code: 170.0032 175.100.05



Designated Use: Sell.
Acquisition History: Deed: Jewel July 1982 (back lot portion) Deed: Watson 1978 (library/Pioneer area)

Area: 1.31 acres	Parcel Number: 17514416
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2015 Assessed Value: \$277,700

Legal Description: T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2008016 HOMER PUBLIC LIBRARY NO 2 LOT 2

Zoning: Central Business District	Wetlands: Drainage and wetlands may be present
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Infrastructure: Paved road, water, sewer, natural gas

Notes: This land was formerly part of the old library site. The library building was subdivided onto its own lot, and sold. This lot was put up for sale but did not receive any bids. Minimum bid in late 2007 was set at \$462,500. Intent to sell the lot and pay down debt on the library loan.

Land was put on the market again in 2009 with a minimum bid of \$228,000, and no bids were received. Resolution 11-037(A) Offer for sale, and if not sold, designate as a conservation buffer. February 2012 update: Land will be put on the market again in the spring. January 2106: no action taken, needs an updated appraisal prior to advertising for sale.

The land has a nice bay view, but would require stumping. Driveway access off of Main Street is very steep. It is likely significant dirt work would be needed to make this lot viable for commercial or multifamily development.

Finance Dept. Code:



Designated Use: Library. Resolution 2003-72
Acquisition History: KPB Ord 93-09

Area: 5.25 acres	Parcel Number: 17710739, 17710740
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2015 Assessed Value: \$7,973,300 (Land 829,800, Structure 7,503,600)

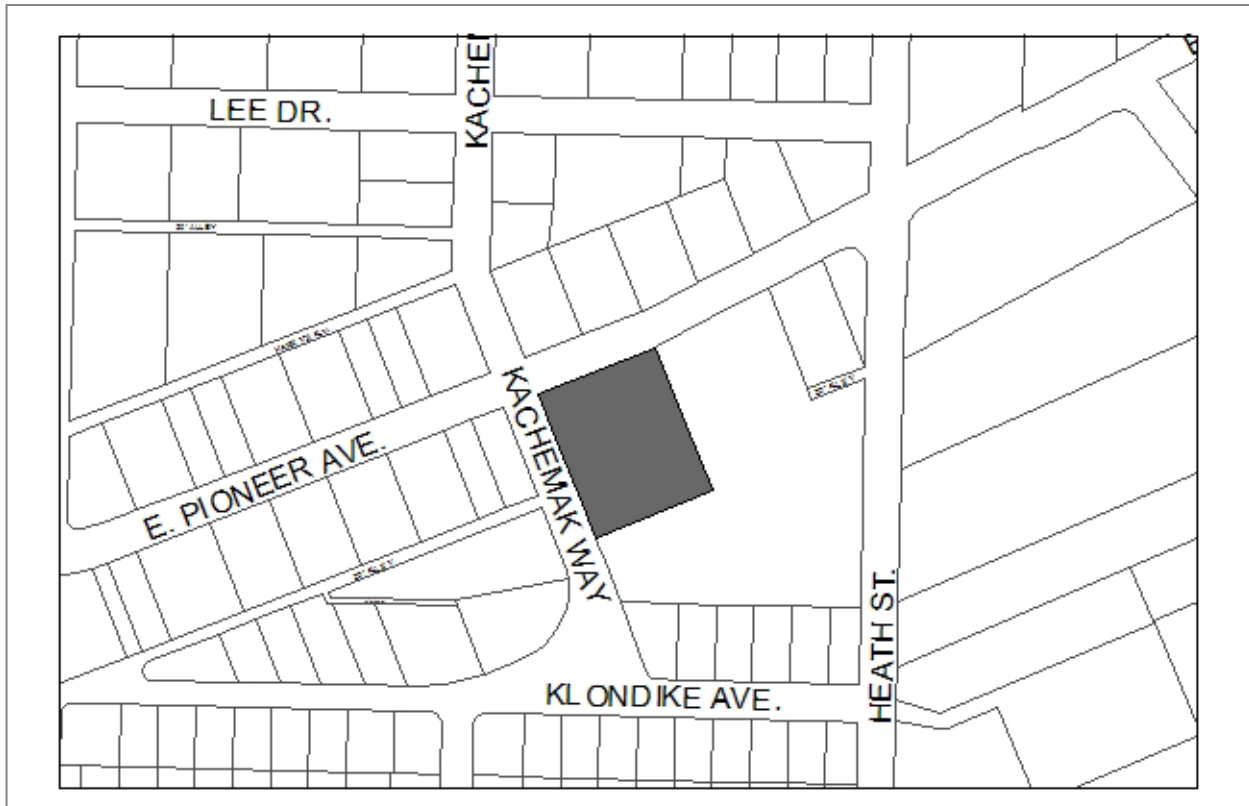
Legal Description: HM2005036 T06S R13W S20 TRACT B GLACIER VIEW SUB NO 26, HM2005036 T06S R13W S20 TRACT A GLACIER VIEW SUB NO 26

Zoning: Central Business District	Wetlands: Some wetlands present
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Infrastructure: Paved road access, trail access, gas, water and sewer available.

Notes:

Finance Dept. Code:



Designated Use: City Hall	
Acquisition History: Purchased, Schoulz 12/31/86	
Area: 1.12 acres	Parcel Number: 17720408
2015 Assessed Value: \$2,067,700 (Land 241,200 Structure 2,206,700)	
Legal Description: HM2004048 T06S R13W S20 Glacier View Subdivision Campus Addition Lot 6-A-2	
Zoning: Central Business District	Wetlands: None
Infrastructure: Paved road access, gas, water and sewer.	
Notes: New addition and remodel 2011/12. Lower parking area paved.	
Finance Dept. Code:	



Designated Use: Police and fire stations
Acquisition History: Straub Warr Deed 4/74, partial purchase Straub 4/5/74

Area: 1.57 acres	Parcel Number: 17702057
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2009 Assessed Value: \$2,391,400 (Land: \$326,900 Structure: \$2,064,500)

Legal Description: HM 0870011 NEW HOMER HIGH SCHOOL NO 2 Tract 1-B

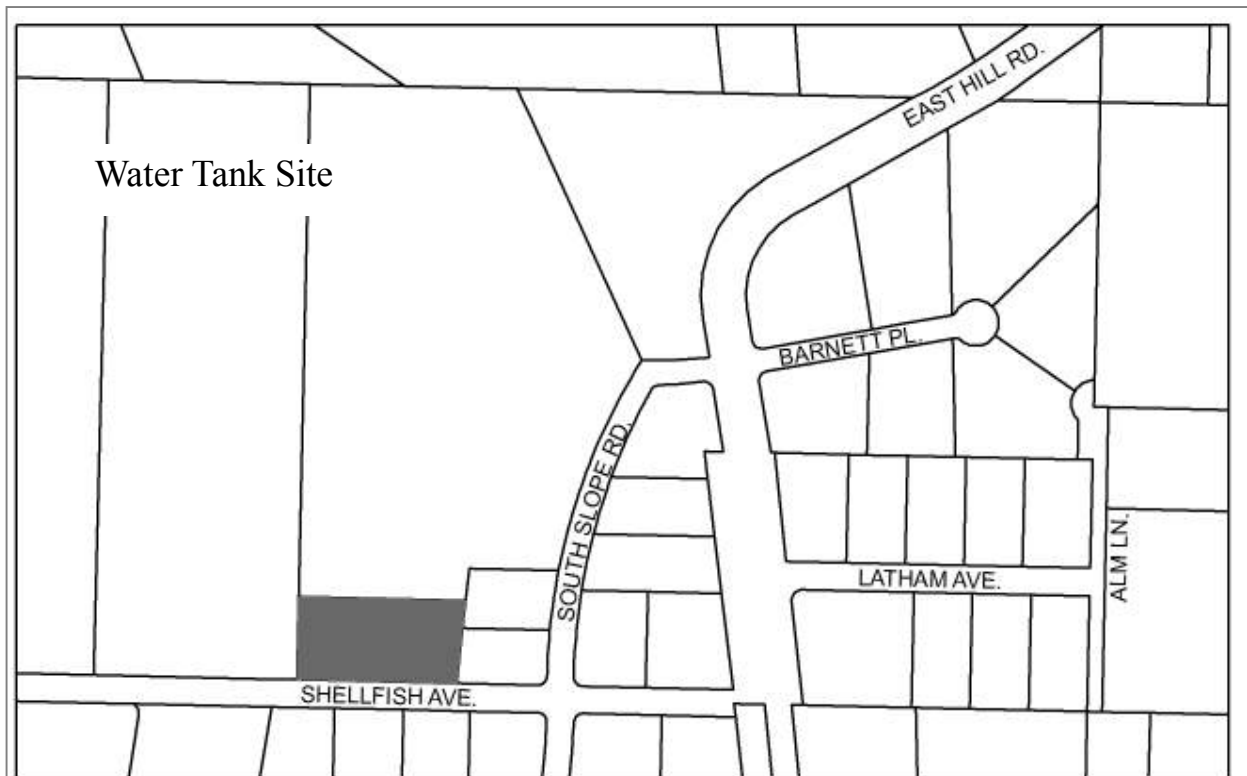
Zoning: Central Business District	Wetlands: N/A
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Infrastructure: Water, Sewer, Paved access

Notes:

Finance Dept. Code:

<p>Designated Use: Water Tank (A Frame Tank) Acquisition History: Dehel Deed 6/1/65</p>	
<p>Area: 0.5 acres</p>	<p>Parcel Number: 17504011</p>
<p>2015 Assessed Value: \$345,800 (Land: \$34,100, Structure (water tank))</p>	
<p>Legal Description: HM T06S R13W S18 N 150 FT OF THE S 250 FT OF THE E 180 FT OF THE NE1/4 SE1/4</p>	
<p>Zoning: Rural Residential</p>	<p>Wetlands: Possible drainage through site</p>
<p>Infrastructure: N/A</p>	
<p>Notes:</p>	
<p>Finance Dept. Code:</p>	



Designated Use: Future Water Tank
Acquisition History: Ordinance 14-39

Area: 1.5 acres	Parcel Number: 17701009
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2015 Assessed Value: \$98,000

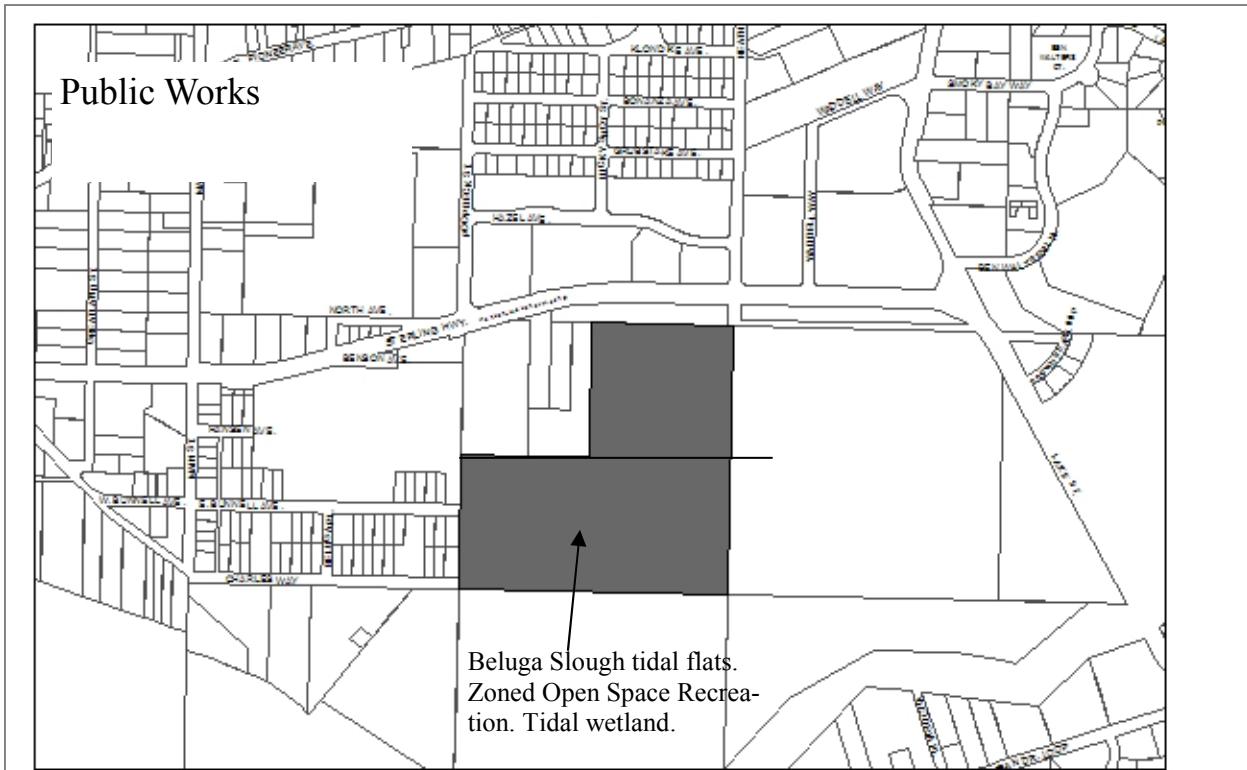
Legal Description: T6S R13W SEC 17 SEWARD MERIDIAN HM 2014023 BARNETT SUB QUIET CREEK ADDN 2014 TRACT A2

Zoning: Rural Residential	Wetlands:
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Infrastructure: N/A

Notes: Future location of a new water tank. (2016 construction?)

Finance Dept. Code:



Designated Use: Public Works
Acquisition History: Heath Dead 3/10/71

Area: 30 acres	Parcel Number: 17714016
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2015 Assessed Value: \$3,284,500 (Land: \$1,812,100, Structures: \$1,472,300)

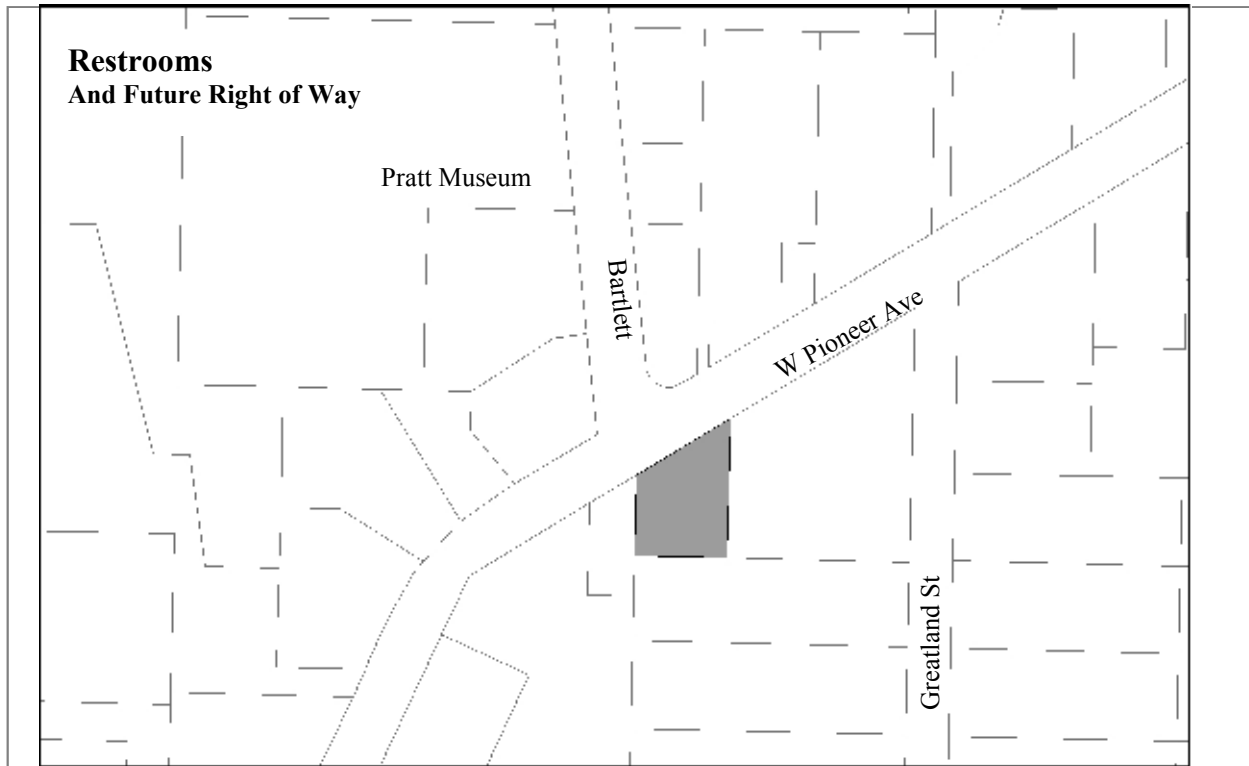
Legal Description: T 6S R 13W 4EC 20 SEWARD MERIDIAN HM NE1/4 NE1/4 SW1/4 & S1/2 NE1/4 SW1/4

Zoning: Central Business/Open Space	Wetlands: Yes
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Infrastructure: Paved Road, water and sewer

Notes:
 Within a FEMA mapped flood hazard area.
 Lower portion of lot also nominated for inclusion in the Western Hemisphere Shorebird Reserve network, Resolution 15-064.
 2015/16: Equipment shed constructed, Conditional Use Permit 15-02.

Finance Dept. Code:



Designated Use: Restroom and Future right of way
Acquisition History: Ordinance 2012-42

Area: 0.27 acres	Parcel Number: 17514301
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2015 Assessed Value: \$58,800

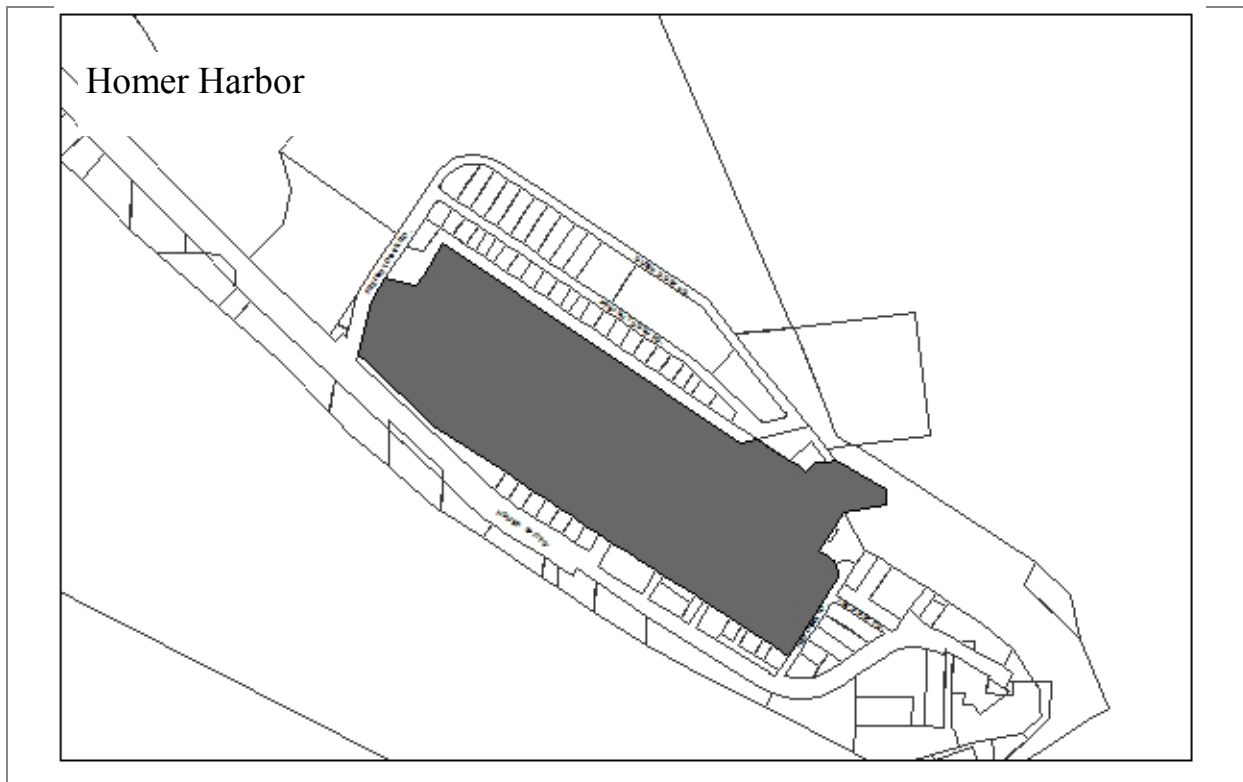
Legal Description: T 6S R 13W SEC 19 SEWARD MERIDIAN HM 000049 BUNNELLS SUB LOT 75

Zoning: Central Business District	Wetlands: Yes
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Infrastructure: Paved Road, water and sewer

Notes:
 Public restroom constructed 2013-2014
 Future road extension for Bartlett.

Finance Dept. Code:



Designated Use: Homer Small Boat Harbor
Acquisition History: Reso 99-51 Reconveyed from ACOE

Area: 72.94	Parcel Number: 18103214
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2015 Assessed Value: \$808,200

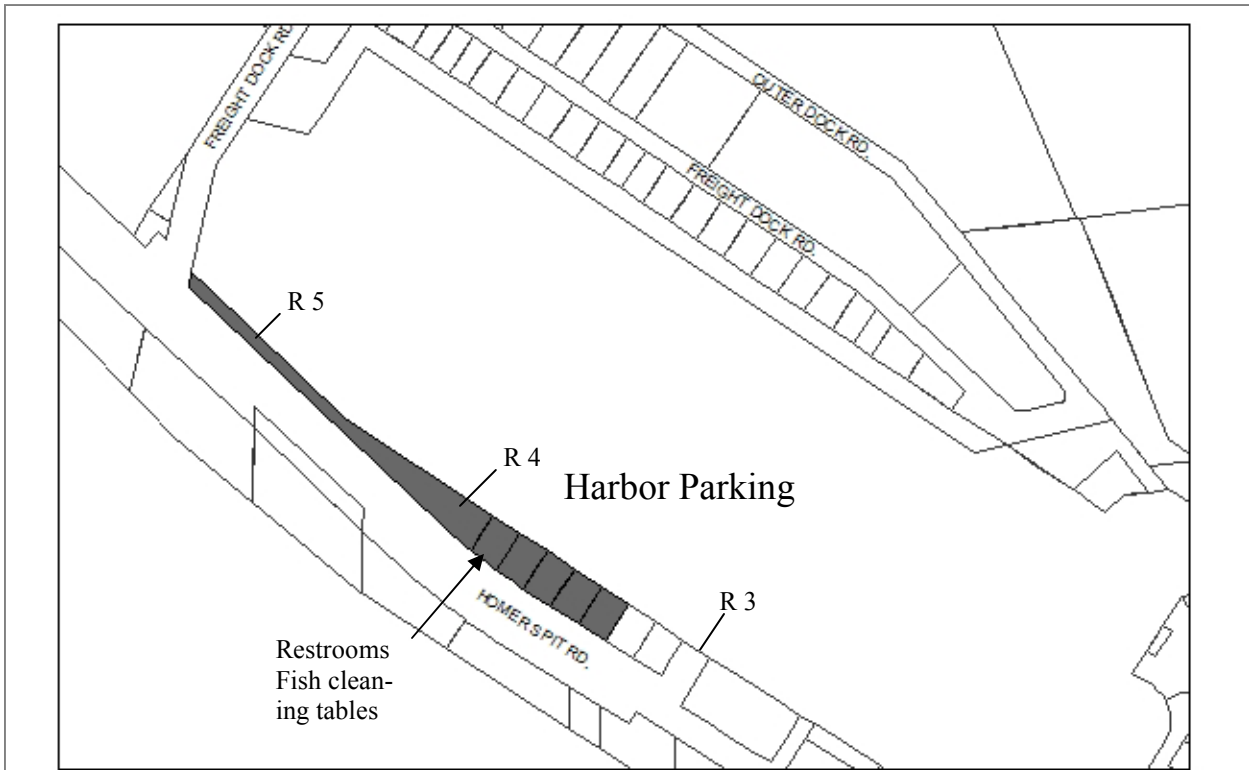
Legal Description: T 6S R 13W SEC 35 T 6S R 13W SEC 36 T 7S R 13W SEC 1 T 7S R 13W SEC 2 HM 0920050 HOMER SPIT SUB NO TWO AMENDED SMALL BOAT HARBOR SEWARD MERIDIAN

Zoning: Marine Commercial	Wetlands: N/A
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Infrastructure: floats, road access, water and sewer

Notes:

Finance Dept. Code:



Designated Use: Parking
Acquisition History:

Area: 3.12 acres

Parcel Number: 181033 18-22, 24

2015 Assessed Value: \$1,055,000 (Land: \$885,600, Structures: \$169,400)

Legal Description: T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 13-17, HM 0910003 HOMER SPIT SUB NO TWO SEWARD MERIDIAN LOT 12A

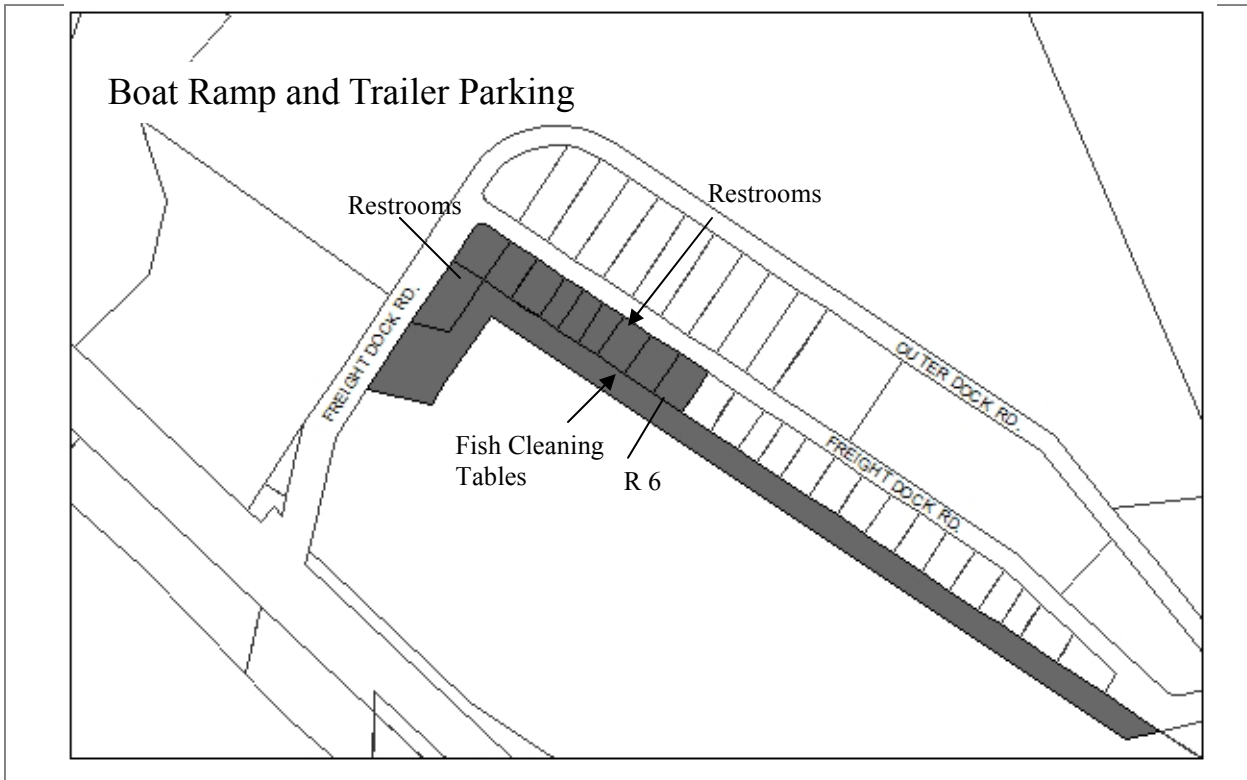
Zoning: Marine Commercial

Wetlands: N/A

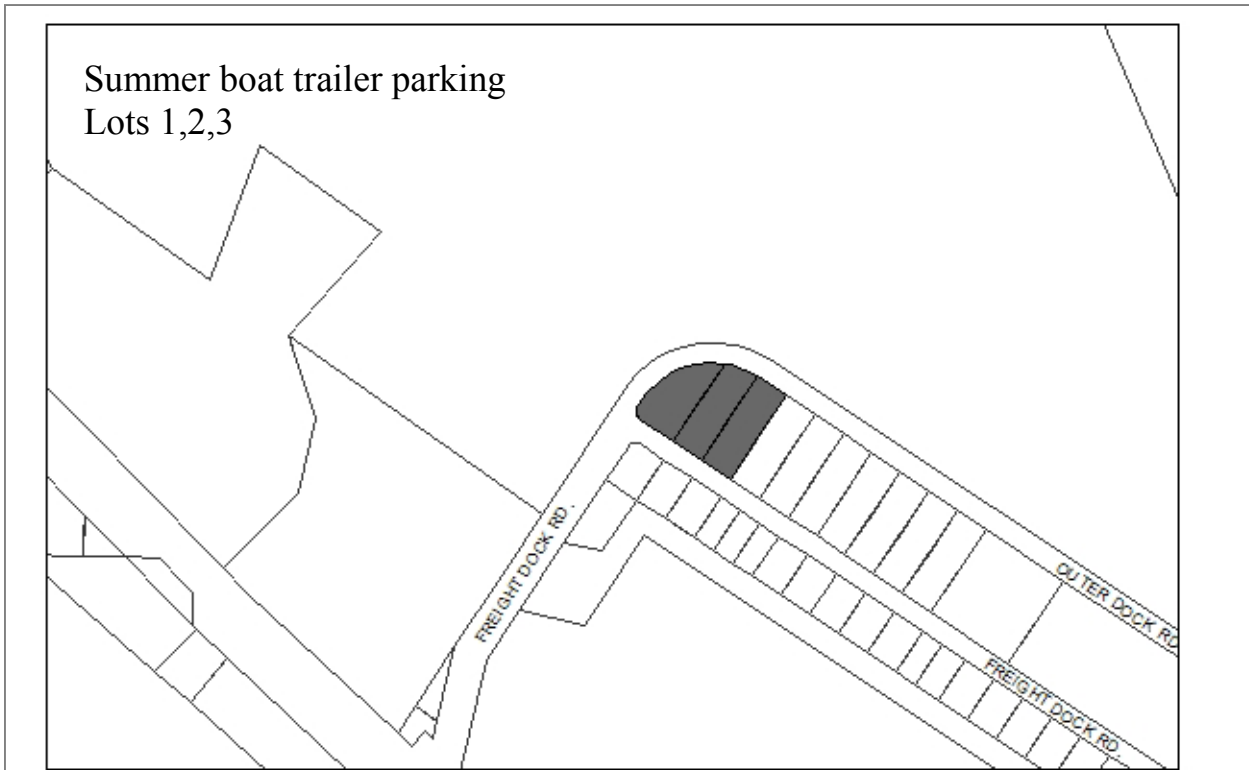
Infrastructure: Paved road, gas, Spit Trail, water and sewer, public restrooms

Notes: New restrooms at Ramp 5 constructed 2015/2016

Finance Dept. Code:



Designated Use: Boat ramp and trailer parking	
Acquisition History:	
Area: 8.32 acres	Parcel Number: 181032 47-58, 18103216
2015 Assessed Value: \$1,999,000	
Legal Description: Homer Spit Sub No 5 Lots 28-37, Homer Spit Sub No 2 Amended Lot G-8	
Zoning: Marine Industrial, over slope area is Marine Commercial	Wetlands: N/A
Infrastructure: paved road, gas, water and sewer, public restrooms	
<p>Notes: Includes boat launch (reconstructed in 2016), Spit Trail, boat trailer parking, two public restrooms and over slope area along the harbor.</p> <p>Resolution 2007-51: Lots 14-35, RFP process should be delayed until the master parking plan and over slope development standards and issues are dealt with.</p>	
Finance Dept. Code:	



Designated Use:
Acquisition History:

Area: 1.98 acres	Parcel Number: 181032-21,22,31
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2015 Assessed Value: \$562,300

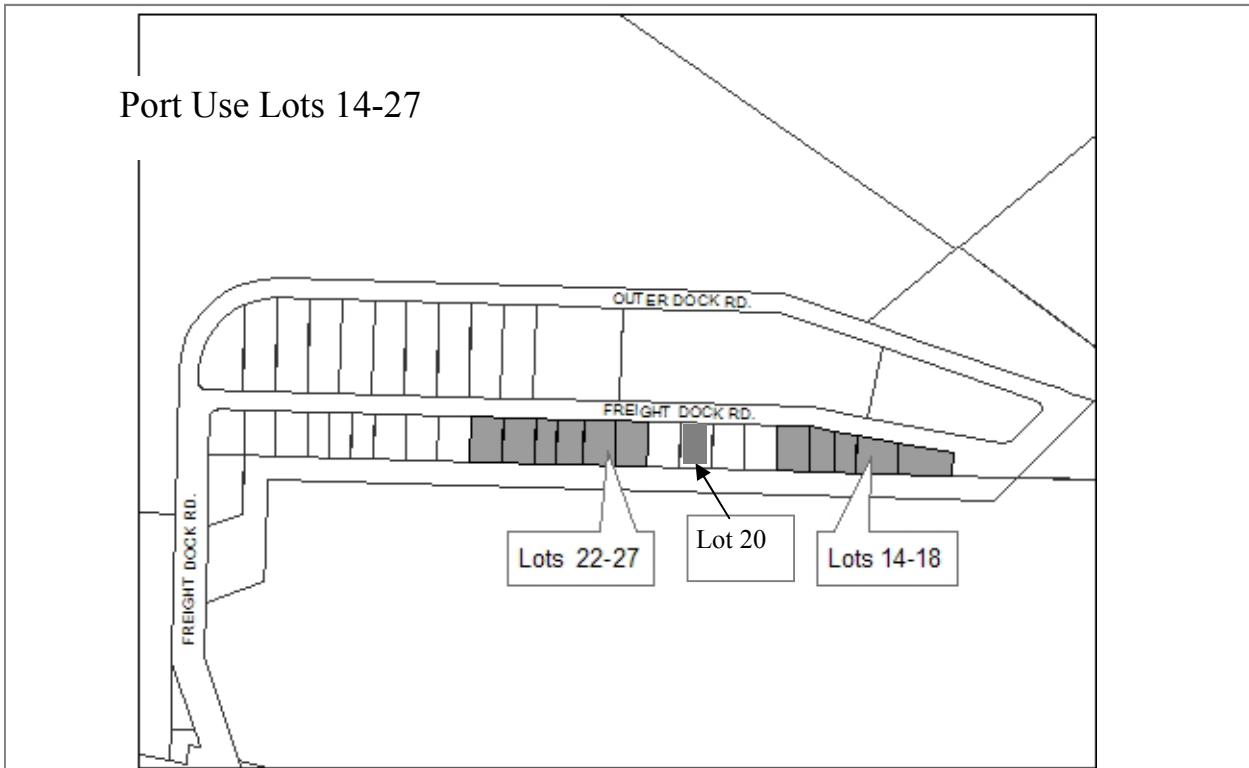
Legal Description: T 6S R 13W SEC 35 T 6S R 13W SEC 36 HM 0930012 HOMER SPIT SUB NO 5 SEWARD MERIDIAN LOT 1,2,3

Zoning: Marine Industrial	Wetlands: N/A
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Infrastructure: paved road, gas, water and sewer, Barge ramp

Notes:

Finance Dept. Code:



Designated Use: Port Use
Acquisition History:

Area: 3.16 acres

Parcel Number: 18103233-37, 41-46

2015 Assessed Value: \$1,816,300

Legal Description: Homer Spit No 5 Lots 14-18, 22-27

Zoning: Marine Industrial

Wetlands: N/A

Infrastructure: paved road, gas, Spit Trail, water and sewer

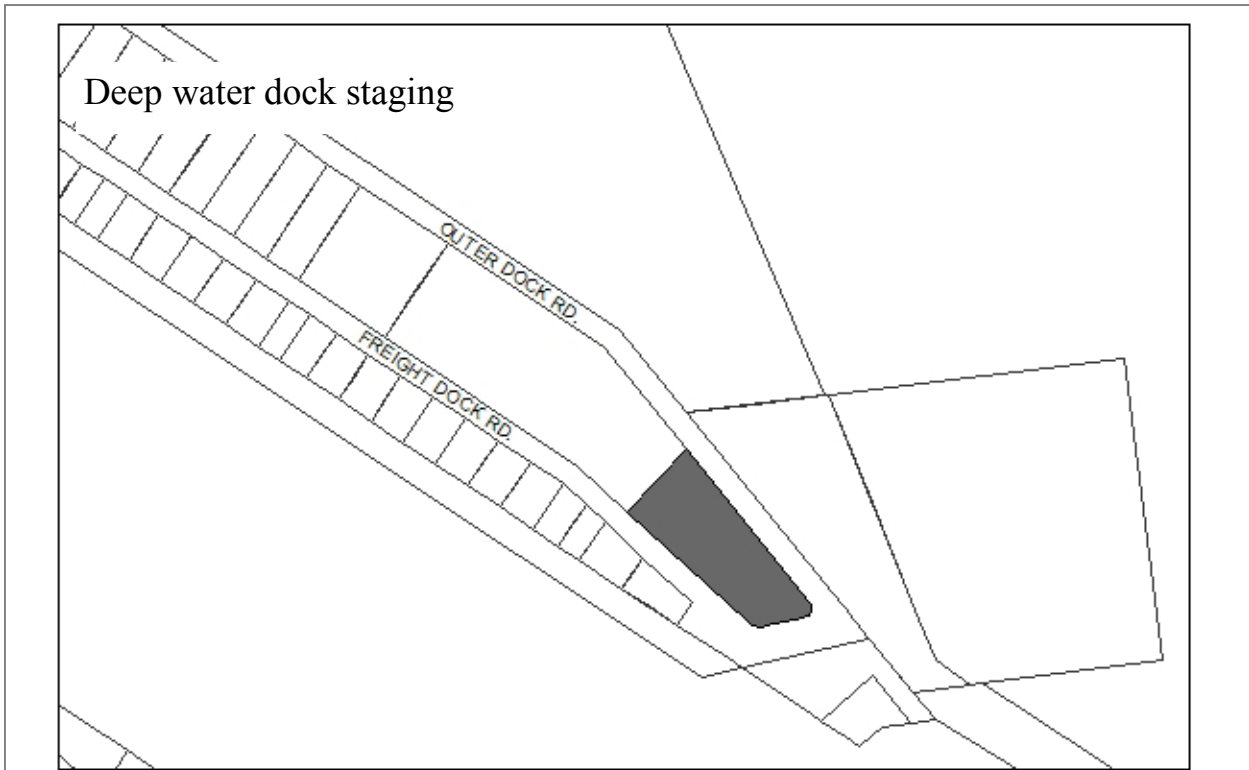
Notes:

Resolution 2007-51: Lots 14-35, RFP process should be delayed until the master parking plan and over slope development standards and issues are dealt with.

The office completed in 2015 is on lots 22 and 23.

Lot 20 reserved for future travel lift Resolution 13-032

Finance Dept. Code:



Designated Use: Deep water dock staging
Acquisition History:

Area: 2.08 acres

Parcel Number: 18103232

2015 Assessed Value: \$469,600

Legal Description: T 6S R 13W SEC 36 T 7S R 13W SEC 1 HM 0930012 HOMER SPIT SUB NO 5 SEWARD MERIDIAN LOT 13

Zoning: Marine Industrial

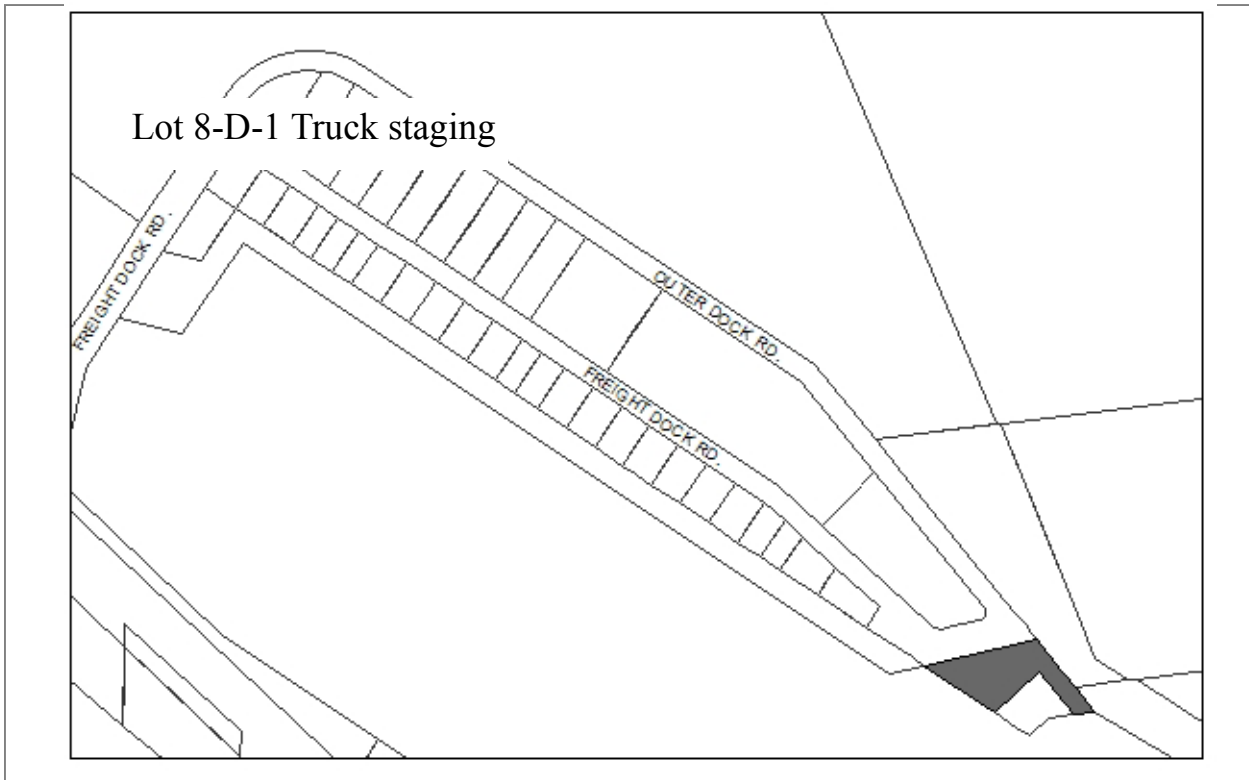
Wetlands: N/A

Infrastructure: paved road, gas, water and sewer

Notes:

Resolution 2007-51 Lot 13: Continue its current use as gear storage and cargo staging for Deep Water Dock cargo.

Finance Dept. Code:



Designated Use: Commercial Truck Staging
Acquisition History:

Area: 1.12 acres	Parcel Number: 18103259
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2015 Assessed Value: \$301,800

Legal Description: T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0970072 HOMER SPIT NO 6 8-D-1

Zoning: Marine Industrial	Wetlands: N/A
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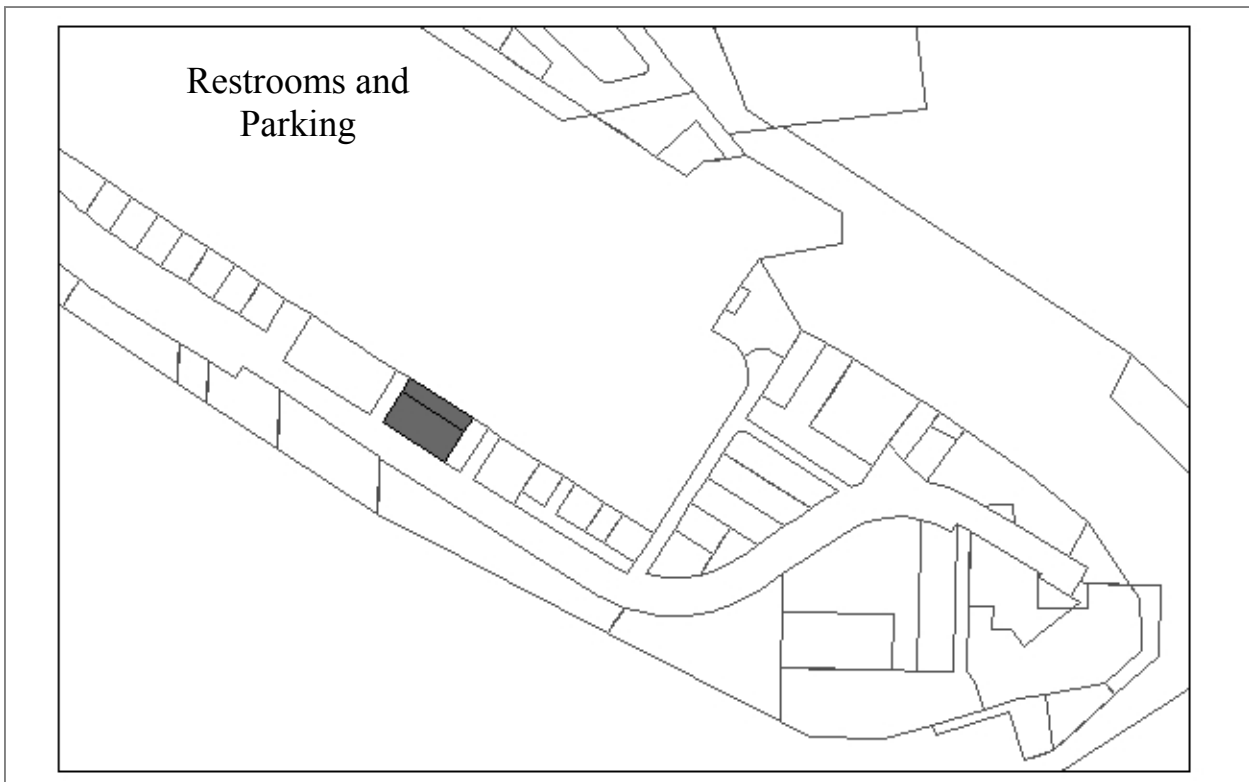
Infrastructure: Gravel road access, water and sewer

Notes:

Resolution 2007-51: Lot 8D1 should be reserved for a marine related business which could include a petroleum products tank farm and a pipeline out to the (expanded) Deep Water Dock. This lot to be RFP's at the appropriate time for this type of marine support activity.

2014 construction of guard shack for Deep Water Dock, restrooms and picnic facility, completion of Spit Trail, and paved the lot for dock staging.

Finance Dept. Code:



Designated Use: Parking and restrooms
Acquisition History:

Area: 0.65 and 0.28 acres, or 0.93 acres	Parcel Number: 181033 10, 11
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2009 Assessed Value: \$446,700 (Land: \$358,900 Structures: \$107,800)

Legal Description: Homer Spit Subdivision Amended, Lots 28 and 29

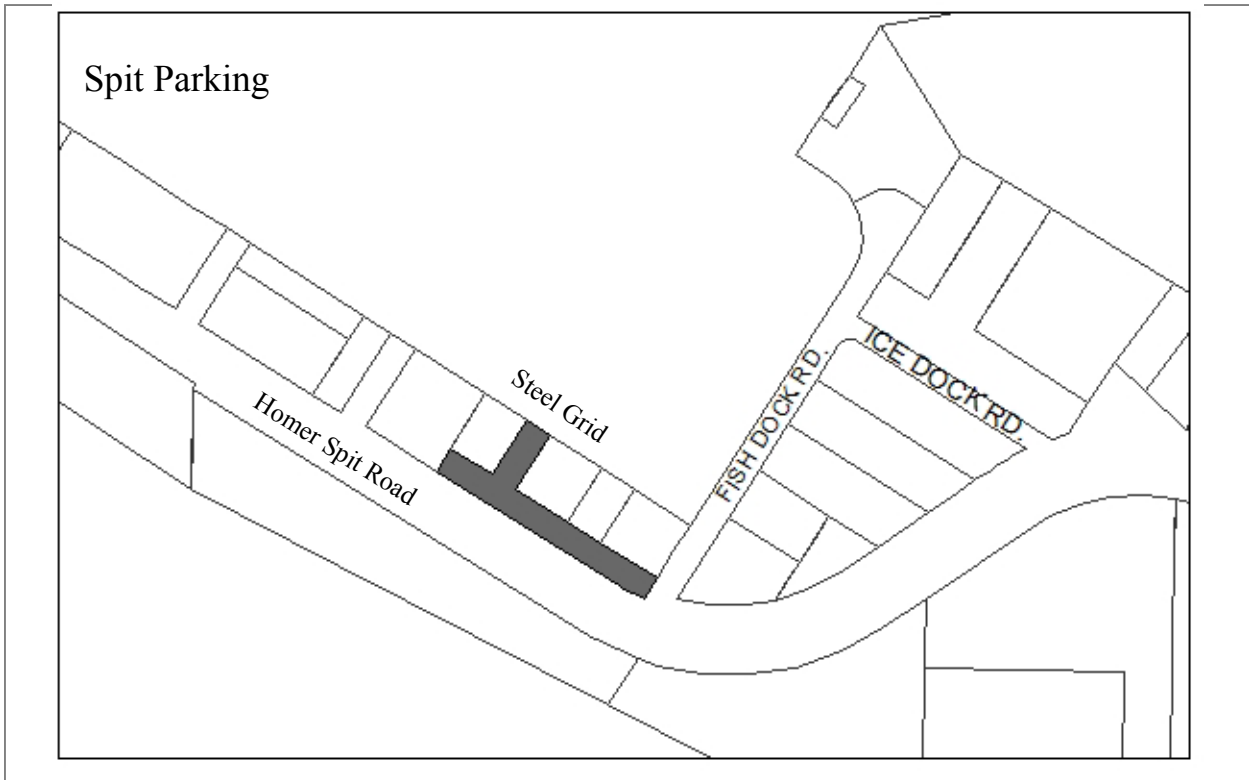
Zoning: Marine Commercial	
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Infrastructure: Paved road, water and sewer

Restrooms built in 1974. Property was part of a Land and Water Conservation Fund Grant in 1972, Project #02-00072. Land may be required to remain parkland in perpetuity.

Former site of Harbormaster Office

Finance Dept. Code:



Designated Use: Parking and Access
Acquisition History:

Area: 0.6 acres	Parcel Number: 18103441
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2015 Assessed Value: \$173,700

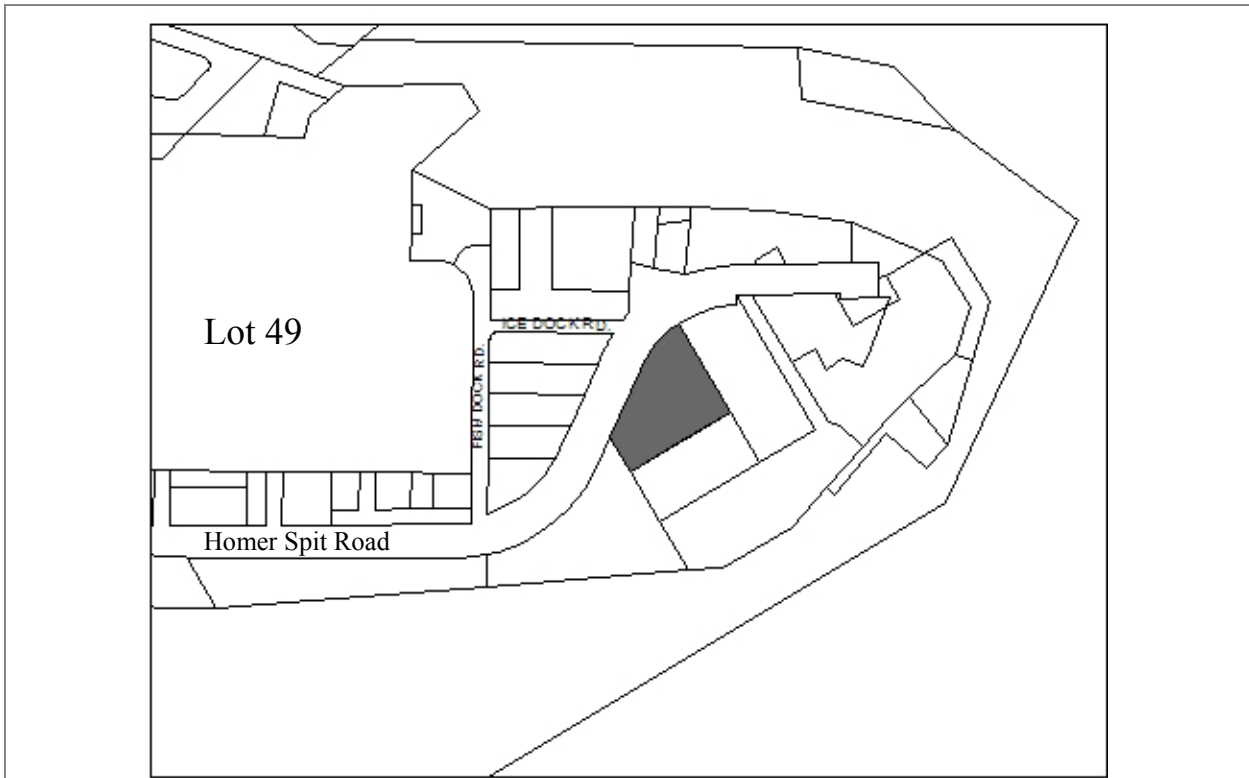
Legal Description: T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED PARKING AND ACCESS AREA

Zoning: Marine Commercial	Wetlands: N/A
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Infrastructure: Paved road

Notes:
 Provides parking for adjacent businesses, and harbor access.

Finance Dept. Code:



Designated Use: Main Dock Staging
Acquisition History:

Area: 2 acres

Parcel Number: 18103403

2015 Assessed Value: \$712,000

Legal Description: T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 49

Zoning: Marine Industrial

Wetlands: N/A

Infrastructure: Paved road, gas, water and sewer

Notes:

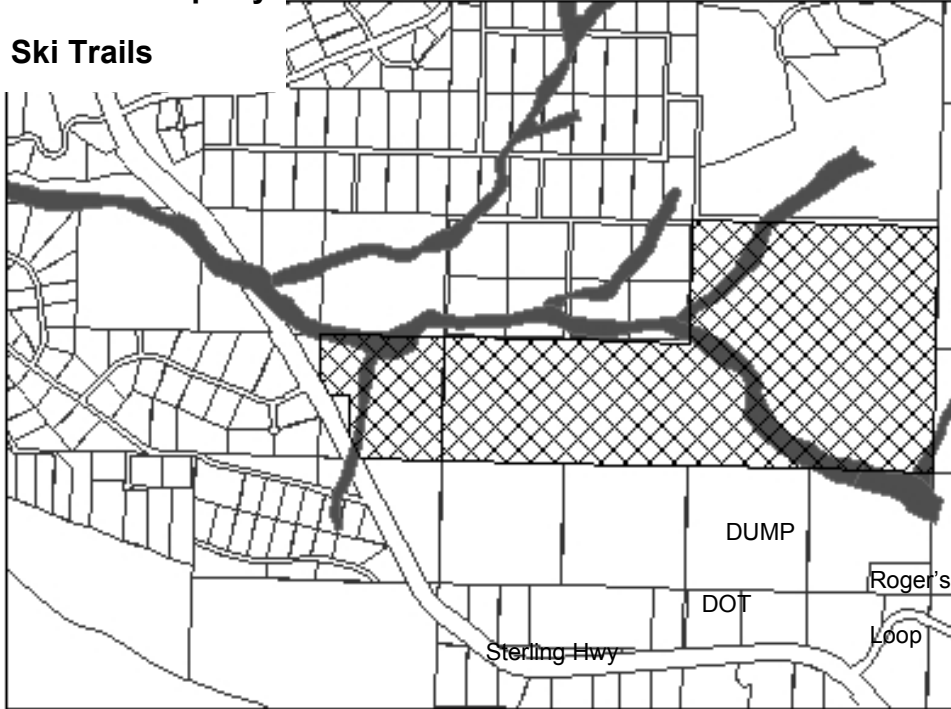
Resolution 2007-51: Continue to use for dredge material dewatering.

Finance Dept. Code:

Section E

Parks + Beaches
Cemeteries + Green Space

Diamond Creek Property



Designated Use: Public Purpose for park land
Acquisition History: Ordinance 07-03. Forest Legacy grant/KHLT/long term public ownership

Area: 273 acres (240 acres and 33 acres) **Parcel Number:** 17302201, 17303229

2015 Assessed Value: \$325,100

Legal Description: HM T06S R14W S09 SE1/4 EXCLUDING THE W1/2 SW1/4 SE1/4 SE1/4 and HM T06S R14W S10 SE1/4 & S1/2 SW1/4.

Zoning: Not in city limits **Wetlands:** Yes. Diamond Creek flows through these lots. Larger lot is mostly wetland.

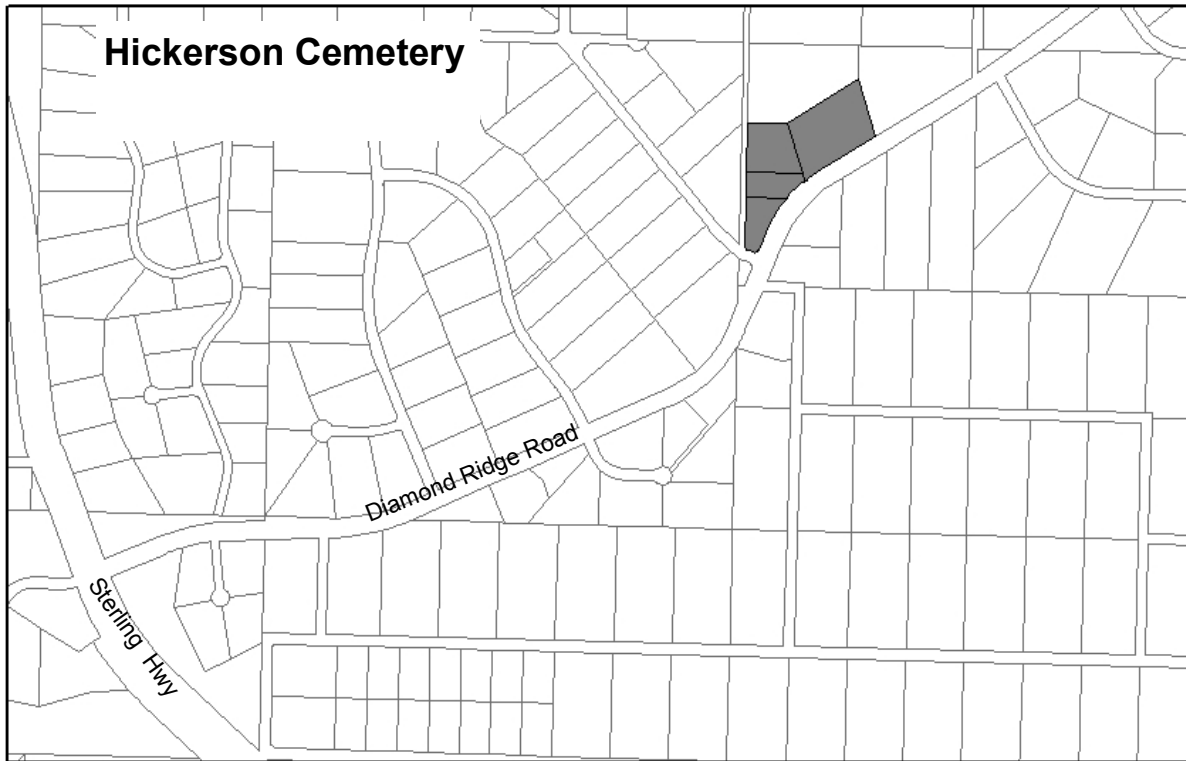
Infrastructure: Limited legal and physical access. Western lot has Sterling Highway frontage.

Notes: Ski trails, managed by Kachemak Nordic Ski Club

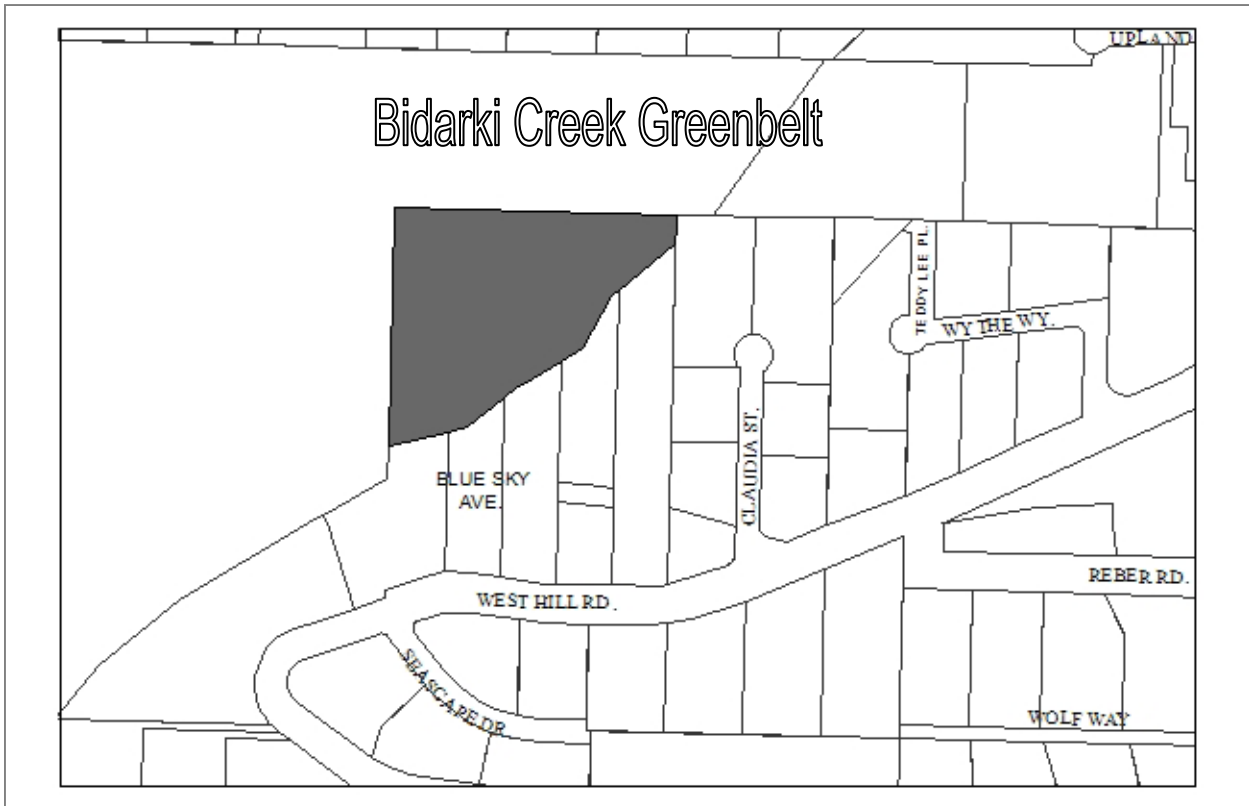
Acquisition notes: the Kachemak Heritage Land Trust purchased the property from the University of Alaska via a Forest Legacy Grant from the state of Alaska. The City accepted ownership of the land, to keep it for public park land in perpetuity, as required by the grant.

Conservation Easement Resolution 2010-48, Recording# 2010-003220-0
 Resolution 13-055 Adopting the Diamond Creek Recreation Area Plan
 The Plan was accepted by the State of Alaska Forest Legacy Program on 11/19/2014. Management and development of the property must follow the adopted and approved plan.

Finance Dept. Code:



Designated Use: Hickerson Memorial Cemetery	
Acquisition History: Deed American Legion Gen Buckner Post 16 4/23/70. Ordinance 10-30	
Area: 6.91 acres	Parcel Number: 17321011, 13, 14, 15
2015 Assessed Value: \$196,700 (Land \$184,800, Structure \$11,900)	
Legal Description: HM0631146 T06S R14W S03 TICE ACRES SUB HICKERSON MEMORIAL CEMETERY. Tice Acres Replat No 1, lots 11-A, 11B & 11-C	
Zoning: Not within city limits	Wetlands: N/A
Infrastructure: paved access	
Notes: Lots 11 A, 11B, and 11C purchased for \$205,000 Ordinance 10-30.	
Finance Dept. Code:	



Designated Use: Public Purpose. Retain as undeveloped Greenbelt and to protect drainage.
Acquisition History: KPB Ordinance 83-01

Area: 6.57 acres	Parcel Number: 17503025
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2015 Assessed Value: \$10,600

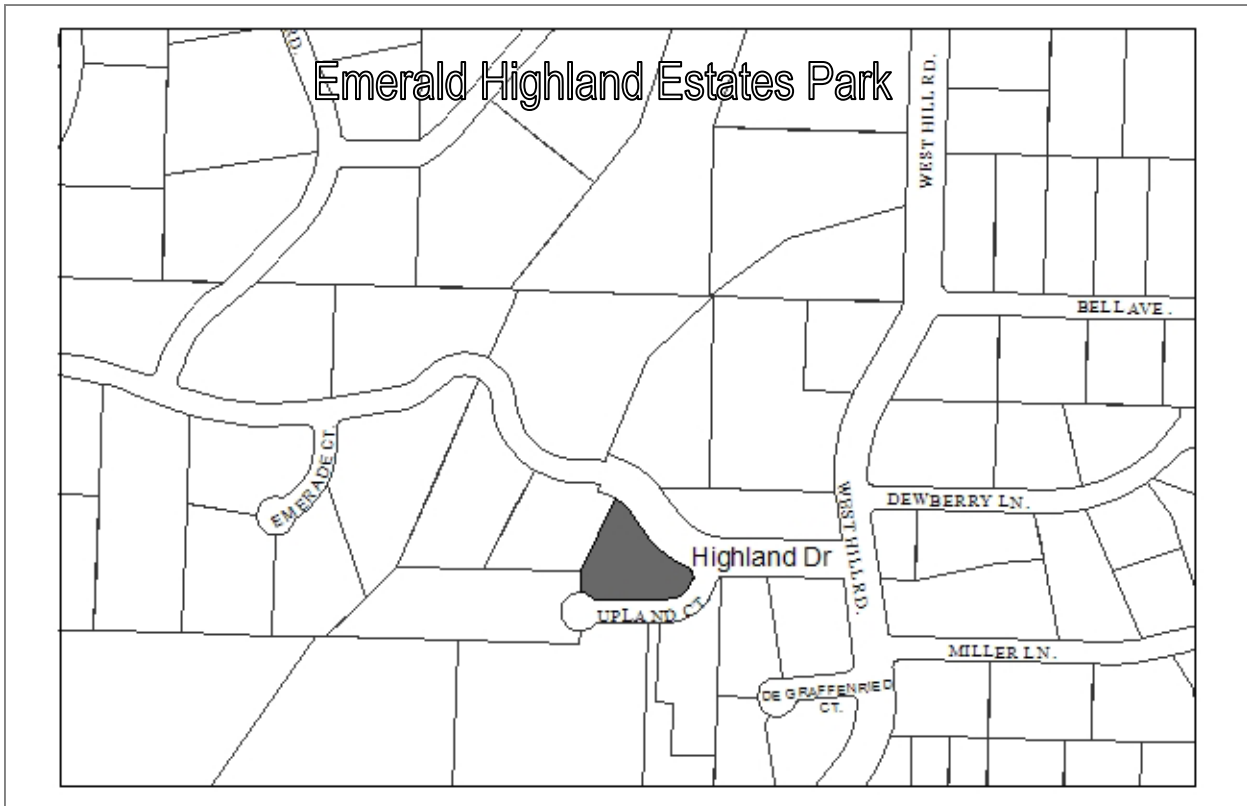
Legal Description: HM T06S R14W S13 SW1/4 SE1/4 NORTH OF SKYLINE DRIVE EXCLUDING SKYLINE DR SUB

Zoning: Rural Residential	Wetlands: Bidarki Creek runs through the lot
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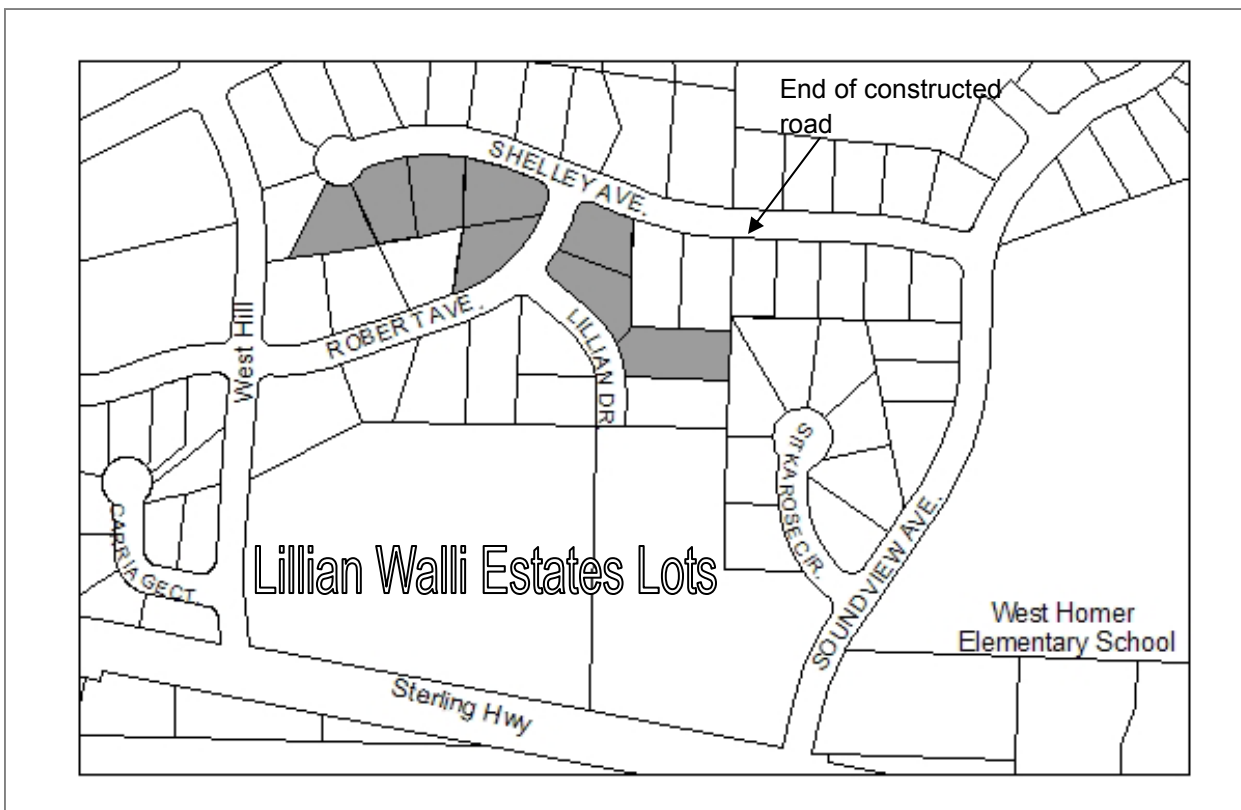
Infrastructure: No access, no utilities

Notes: Much of the lot is very steep gorge, down to Bidarki Creek. One portion may be developable at the north end. Slope there is approximately 15%. There is no legal or physical access to the land at this time.

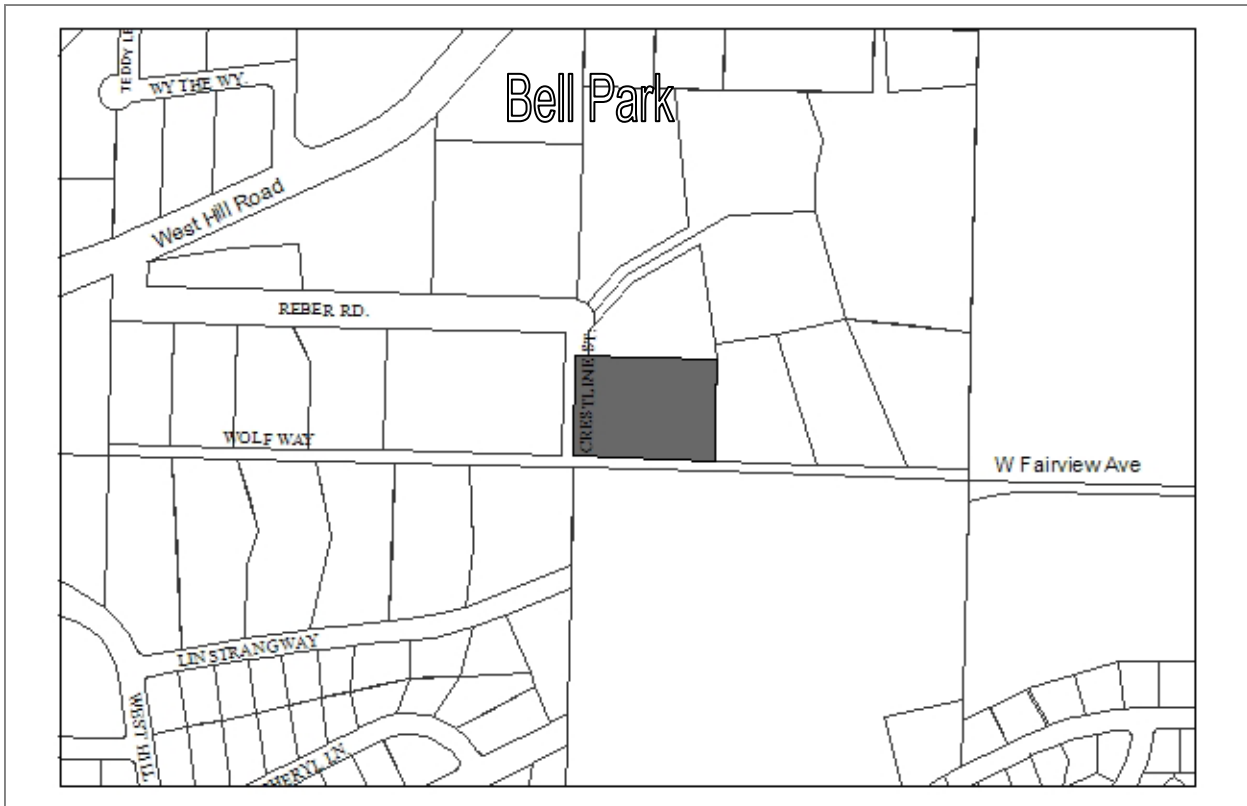
Finance Dept. Code:



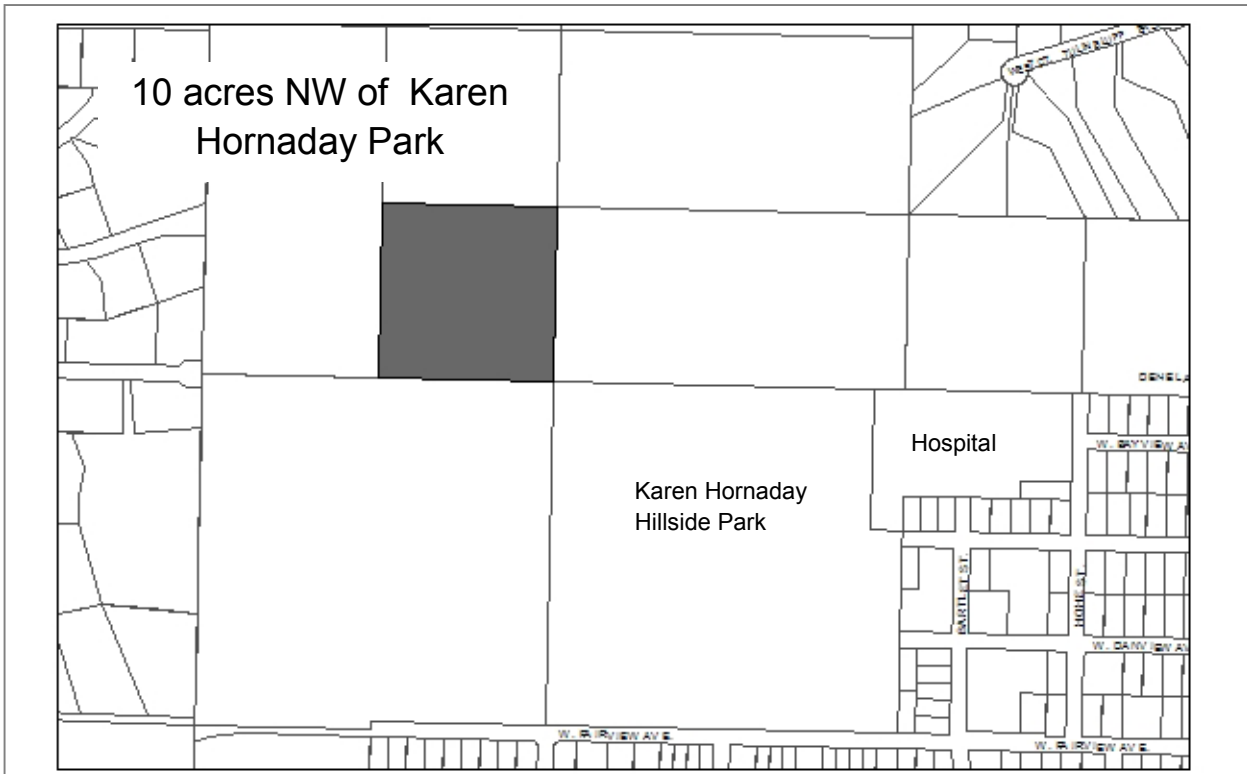
Designated Use: Public Use/Emerald Highland Estates Park	
Acquisition History: Gangle Deed, 12/1989	
Area: 1.04 acres	Parcel Number: 17502056
2015 Assessed Value: \$50,800	
Legal Description: HM0770024 T06S R14W S13 EMERALD HIGHLAND ESTATES SUB UNIT 3 LOT 1B BLOCK 3	
Zoning: Rural Residential	Wetlands: The whole lot is potential wetlands. Creek present long western property line.
Infrastructure: Gravel road access	
<p>Notes: This land was deeded to the city by the original subdivider. However, there is a plat note restricting the use of the park to residents within the subdivision. Historically the city has not wanted to provide any services to a park that is not explicitly open to the public. The solution is for each property owner in the subdivision to quitclaim deed their interest in the subdivision park, so the City has clear title.</p> <p>History: Resolution 2004-24A, Land Allocation Plan Resolution 2007-03 Emerald Park Master Plan</p>	
Finance Dept. Code:	



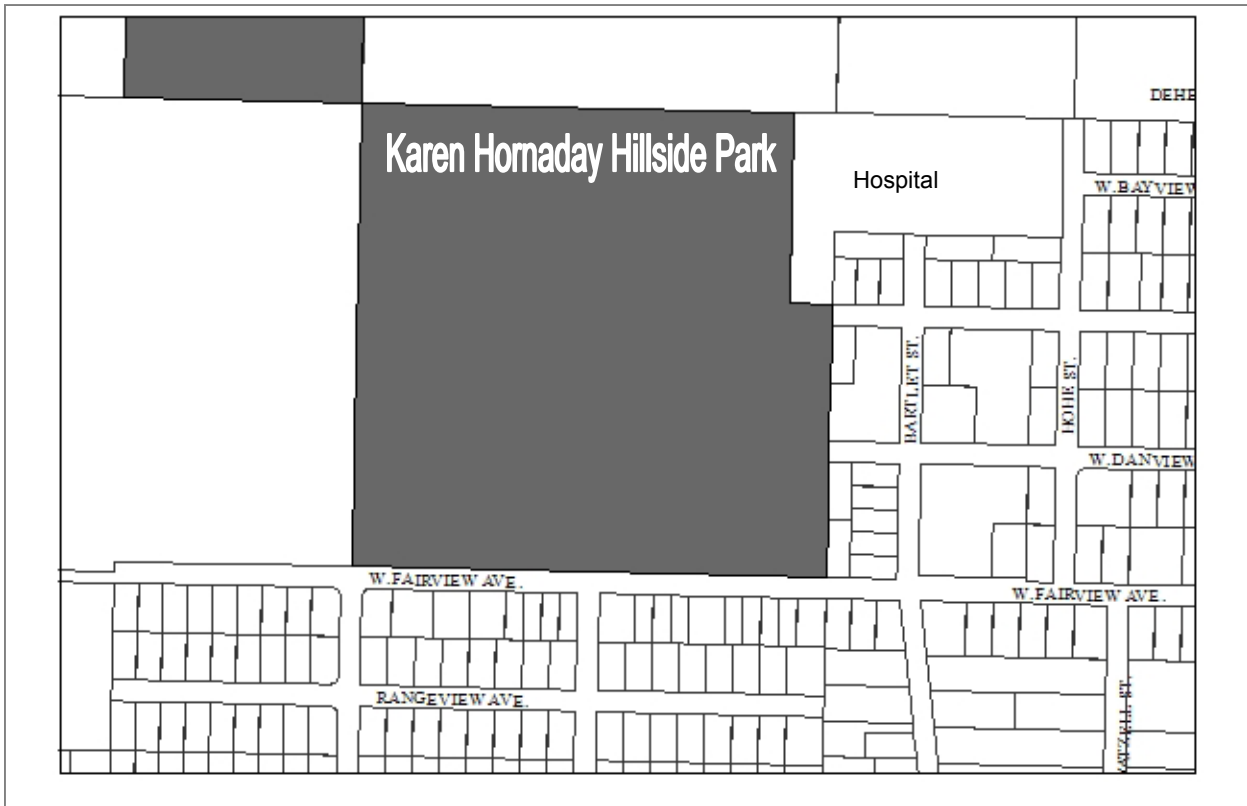
Designated Use: Sell	
Acquisition History: Tax foreclosure. Eight lots, KPB Ord 93-09, 93-147, and 94-2(A)	
Area: East lot is just over a third of an acre. Total Acreage: 3.02 acres.	Parcel Number: 175241-10-12, 26-30
2006 Assessed Value: \$7,800-\$8,400 per lot. Total: \$56,000	
Legal Description: HM0880016 T06S R14W S24 LILLIAN WALLI ESTATE SUB LOT 60, 65, 66, 67, 70, 57, 58, 59.	
Zoning: Rural Residential	Wetlands: All lots mapped as potential wetlands
Infrastructure: No roads, water or sewer immediately adjacent to these lots.	
Notes: Resolution 2004-24A: The Council directed staff to work with Parks and Recreation to identify a lot to keep as a park.	
Resolution 2012-50(S): Initiated a Special Assessment District to develop the subdivision. This process began in fall 2012.	
These lots were previously assessed for the Sterling Highway Sewer line.	
Resolution 15-030(A) Sell all lots. Ordinance 15-22 disposal. Appraisal as of June 17, 2015, market value of \$100,000. Properties have been advertised but not bids received in 2015.	
Finance Dept. Code: 392.0005	



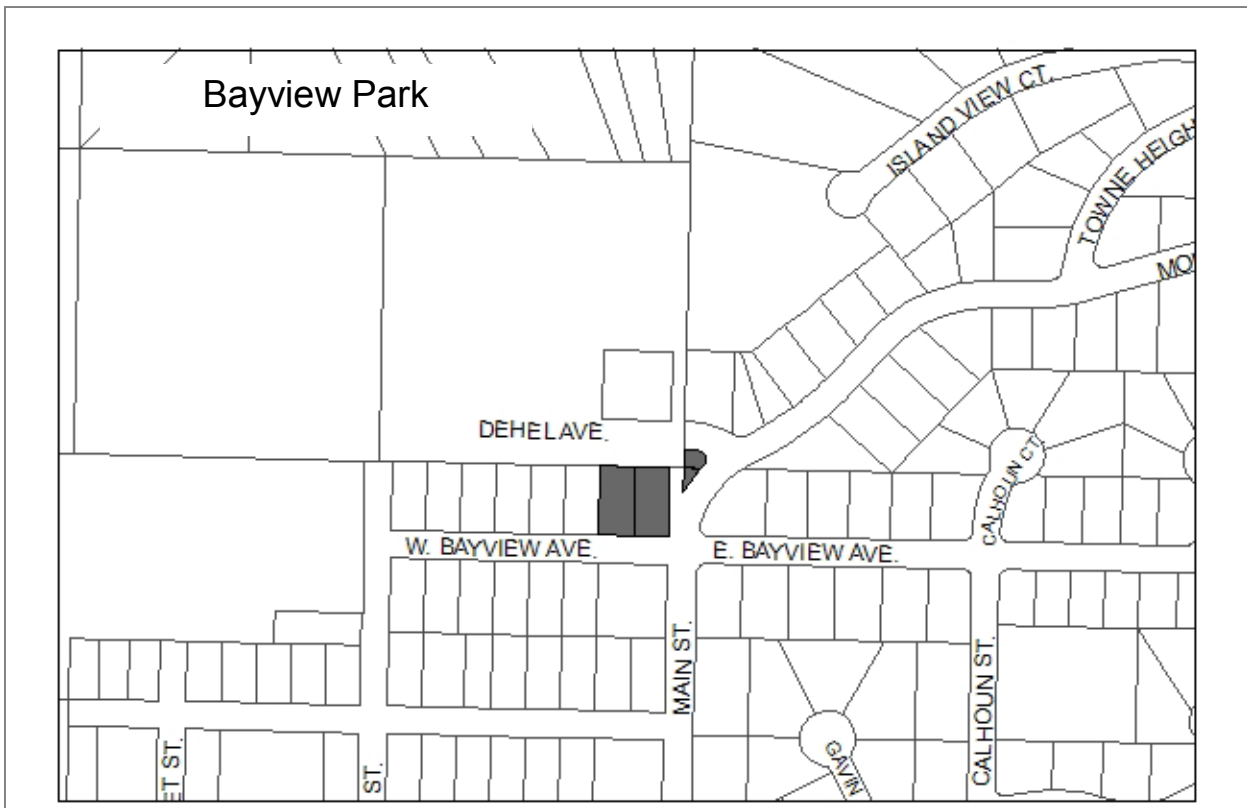
Designated Use: W.R.Bell Public Park.	
Acquisition History: Gifted by Daughter, Dene and Husband Edward Reber 8/20/1970	
Area: 2.75 acres	Parcel Number: 17524006
2009 Assessed Value: \$81,800	
Legal Description: HM0700402 T06S R13W S18 TRACT E W R BELL SUB	
Zoning: Rural Residential	Wetlands: Drainages on lot.
Infrastructure: Gravel road access. Rough trails across property.	
<p>Notes: Park contains the gravesite of W.R. Bell. It can be expected that the land to the south will be come a housing development. Some homes will be accessed from W Fairview Ave.</p> <p>2009: Completion of Reber Trail, with HART funds and a state trails grant.</p>	
Finance Dept. Code:	



Designated Use: Retain for a future park Resolution 2011-37(A)	
Acquisition History:	
Area: 10 acres	Parcel Number: 17504003
2015 Assessed Value: \$56,800*	
Legal Description: T6S R13W Sec 18 SE1/4 NE1/4 SW1/4	
Zoning: Rural Residential	Wetlands: Drainages and wetlands may be present
Infrastructure: None. No access.	
Notes: *2007—Land could not be appraised by private appraisal due to lack of legal access.	
Finance Dept. Code:	



Designated Use: Public Recreational Purpose/Karen Hornaday Hillside Park	
Acquisition History: Homer Fair Association, Deed 8/1966 with covenants	
Area: 38.5 acres	Parcel Number: 17504023
2015 Assessed Value: \$155,000 (Land \$43,000 Structure \$112,000)	
Legal Description: HM0980004 T06S R13W S18 THAT PORTION OF SW1/4 SE1/4 EXCLUDING SOUTH PENINSULA HOSPITAL SUB 2008 Addn	
Zoning: Open Space Recreation	Wetlands: Some drainages
Infrastructure: Water, sewer and road access	
<p>Notes: The park has been part of two Land and Water Conservation Fund grants: 1980, #02-00270, and 2011/12, #02-00408. Land to remain parkland in perpetuity.</p> <p>Campground, ball fields, day use picnic and playground area.</p> <p>Resolution 09-59(A) adopted the park master plan.</p>	
Finance Dept. Code: 175.0003 (driveway, parking), 175.0007 (campground)	



Designated Use: Public Purpose/Bayview Park/Water tank access
Acquisition History: Large lots: Klemetsen Warranty Deed 5/8/67. Water tank access and part of Bayview Park.

Area: 0.58 acres total	Parcel Number: 175051 07, 08 17726038, 17727049
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2015 Assessed Value: \$95,900 total

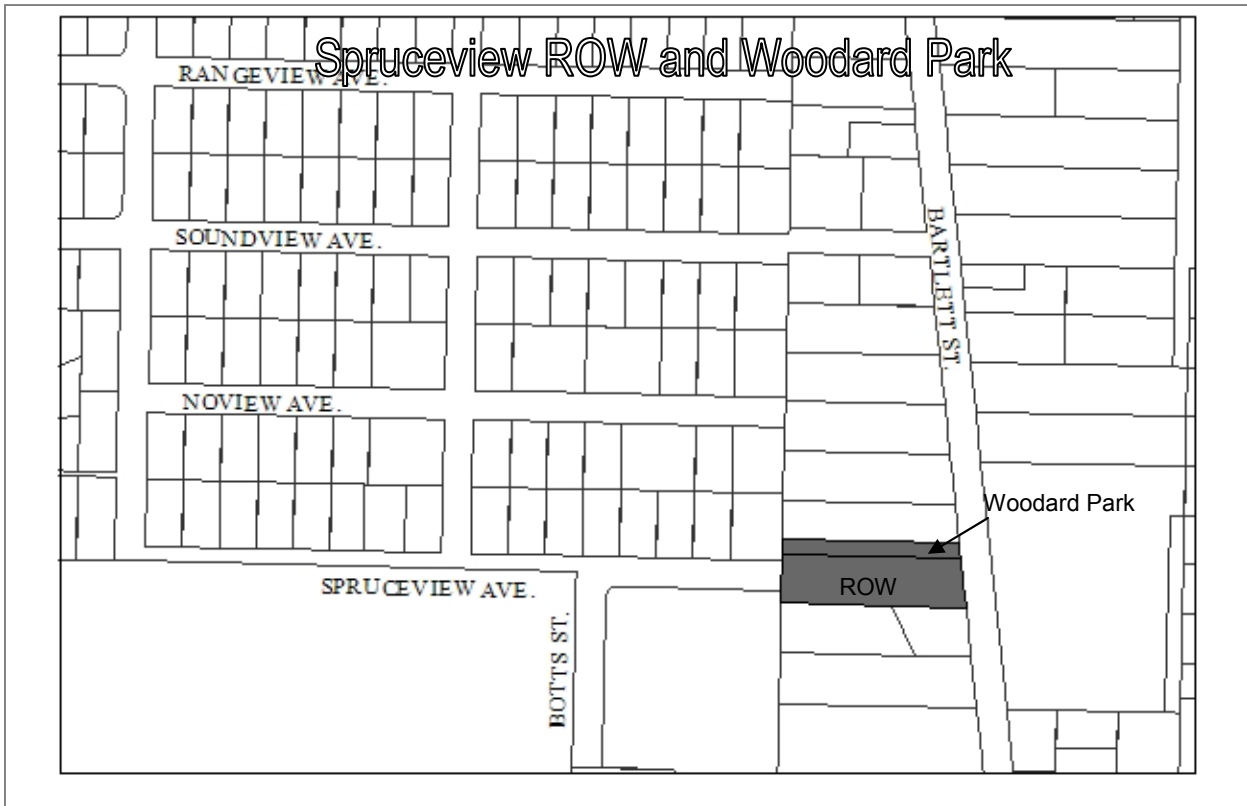
Legal Description: 17505107: HM0562936 T06S R13W S18 TRACT A FAIRVIEW SUB LOT 2
 17505108: HM0562936 T06S R13W S18 TRACT A FAIRVIEW SUB LOT 1
 17726038: HM0760026 T06S R13W S17 KAPINGEN SUB UNIT 3 PARK RESERVE
 17727049: HM0770065 T06S R13W S17 ISLAND VIEW SUB PARK

Zoning: Urban Residential	Wetlands: N/A
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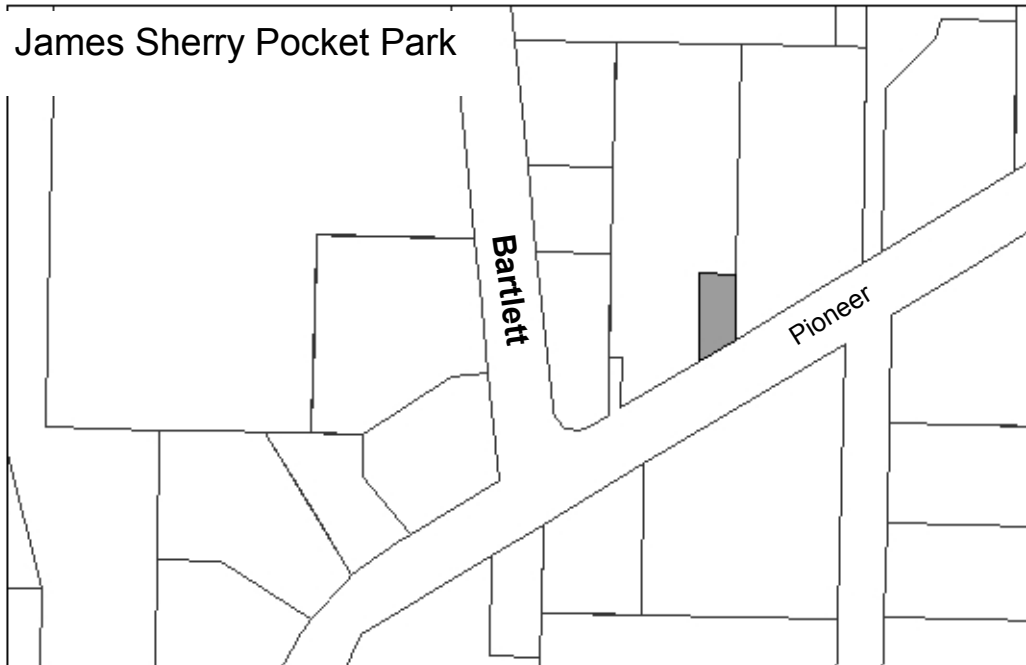
Infrastructure: Paved road access, water, sewer

Notes:

Finance Dept. Code:



Designated Use: ROW and Woodard Park	
Acquisition History: ROW: Purchased for Harrington Heights LID, Ord 2000-13(S) 7/2000. Woodard Park: Tax Foreclosure (Harry Gregoire), Park designation enacted in Reso 04-53	
Area: ROW 0.85 acres Woodard Park: .025 acres	Parcel Number: 17513329 17513328
2015 Assessed Value: ROW: \$79,700, Park: \$40,600	
Legal Description: ROW: HM0860044 T06S R13W S19 BUNNELL'S SUB NO 17 LOT 12-A Woodard Park: HM0860044 T06S R13W S19 BUNNELL'S SUB NO 17 LOT 11-B	
Zoning: Residential Office	Wetlands: Woodard Creek and wetlands present
Infrastructure: Paved access on Bartlett. Part of completed Spruceview Road LID. Water and sewer present.	
Notes:	
Finance Dept. Code: ROW: 500.0051 Park:	



Designated Use: Retain for use as public park or parking
Acquisition History: Ord 83-01 (KPB)

Area: 0.06 acres or 2,766 sq ft

Parcel Number: 17514235

2015 Assessed Value: \$13,100

Legal Description: T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2007124 BUNNELLS SUB NO 21 LOT 37F-1

Zoning: Central Business District

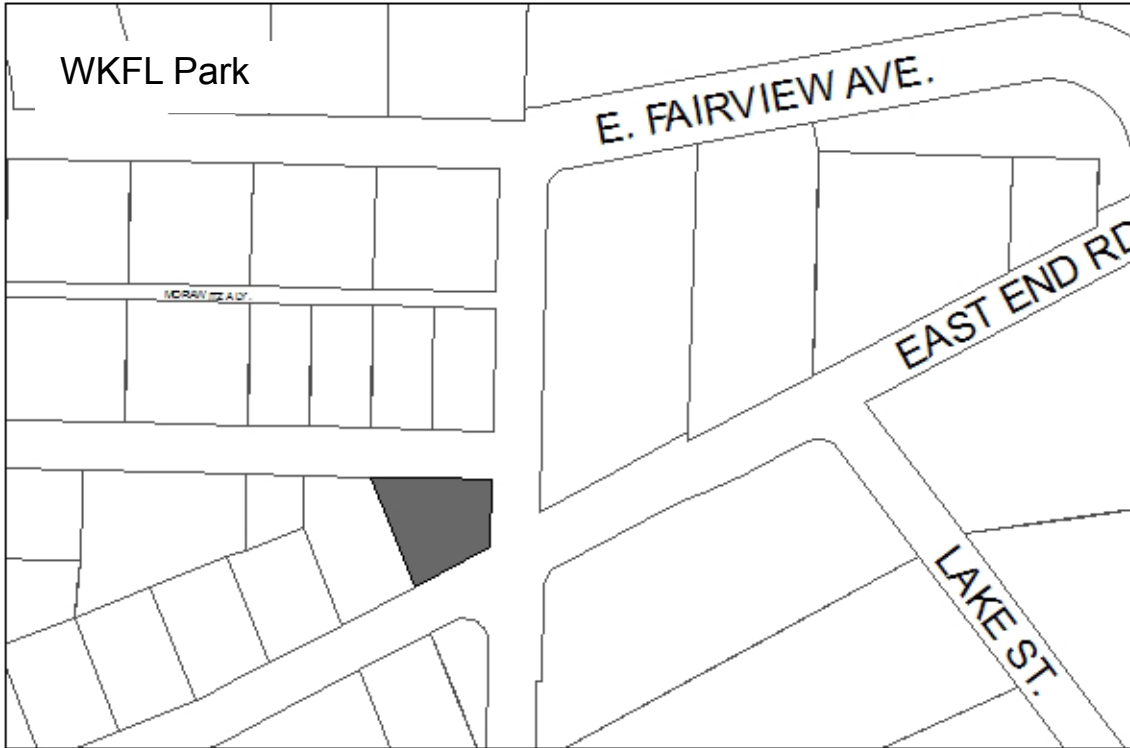
Wetlands: Ditch across property

Infrastructure: Water and Sewer, paved sidewalk

Notes:

HEA/phone company utility infrastructure on lot—big green boxes.

Finance Dept. Code:



Designated Use: WKFL Park
Acquisition History: Asaiah Bates Deed 3/88

Area: 0.31 acres	Parcel Number: 17720204
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2015 Assessed Value: \$70,300

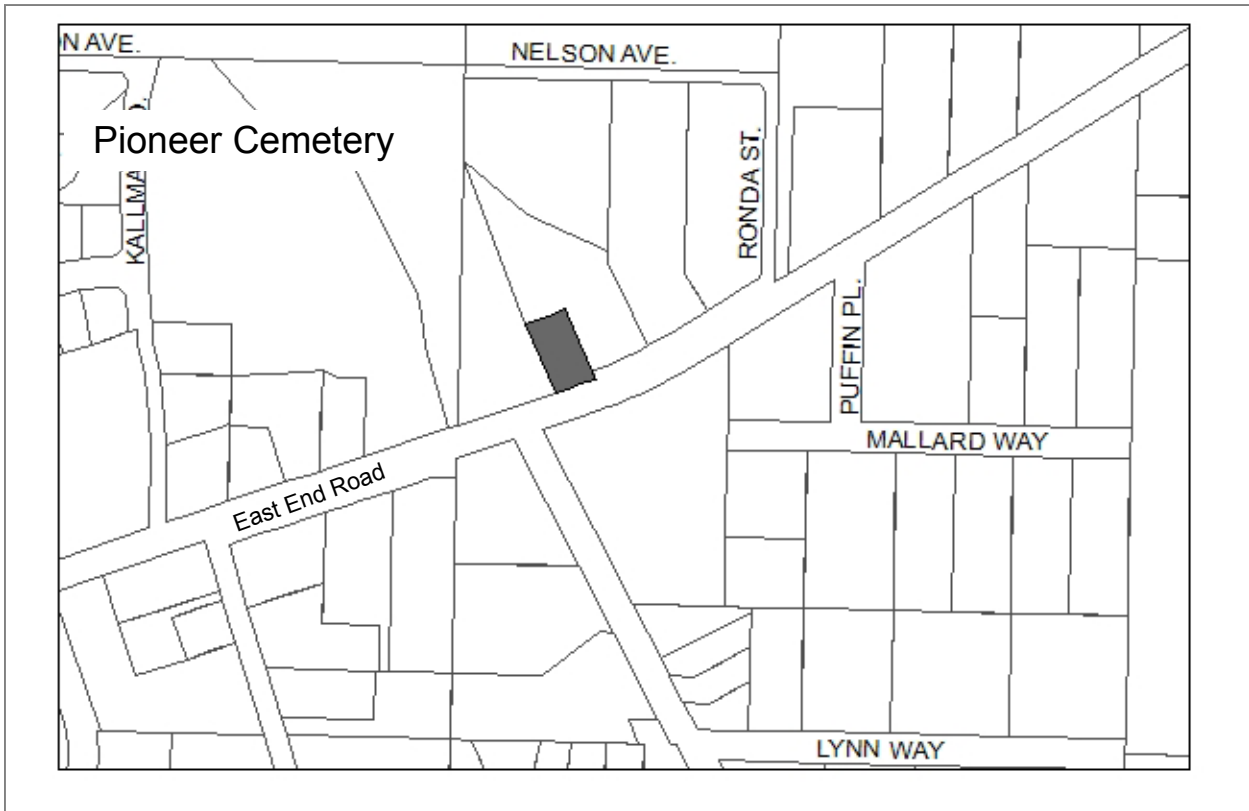
Legal Description: Glacier View Subdivision No 1 Replat of Lots 1, 8 & 9, Block 4 Lot 9-A

Zoning: Central Business District	Wetlands: N/A
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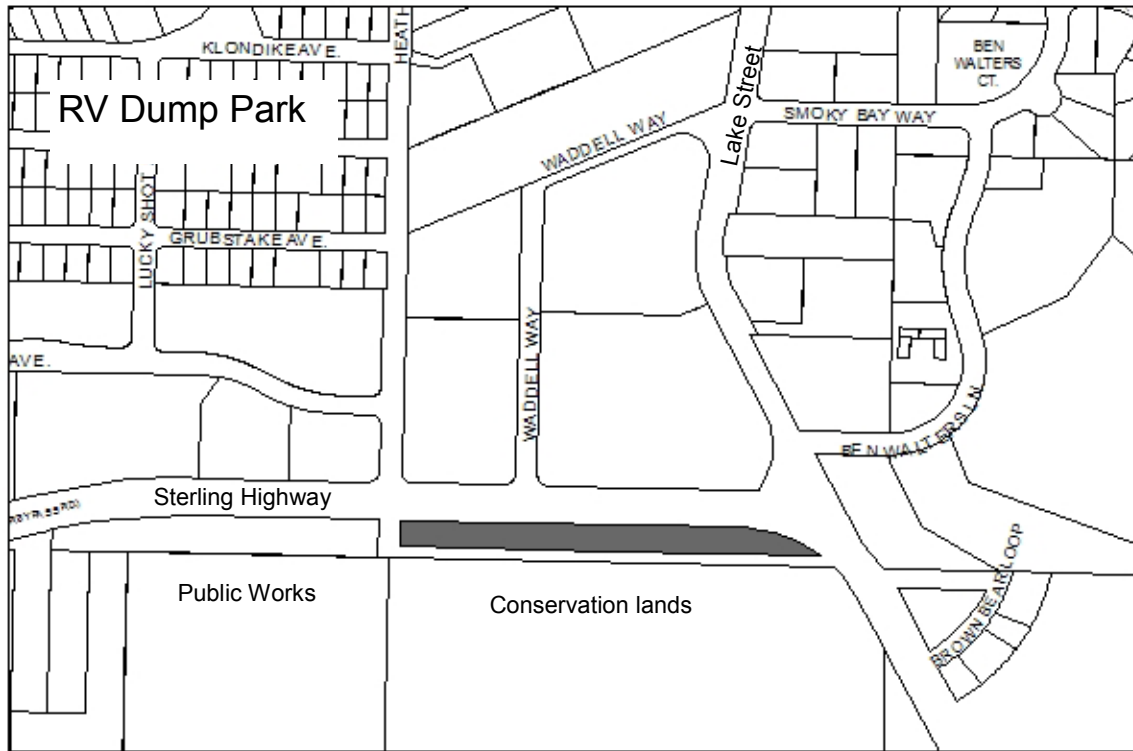
Infrastructure: Water, paved road, electricity

Public restroom constructed in 2013.

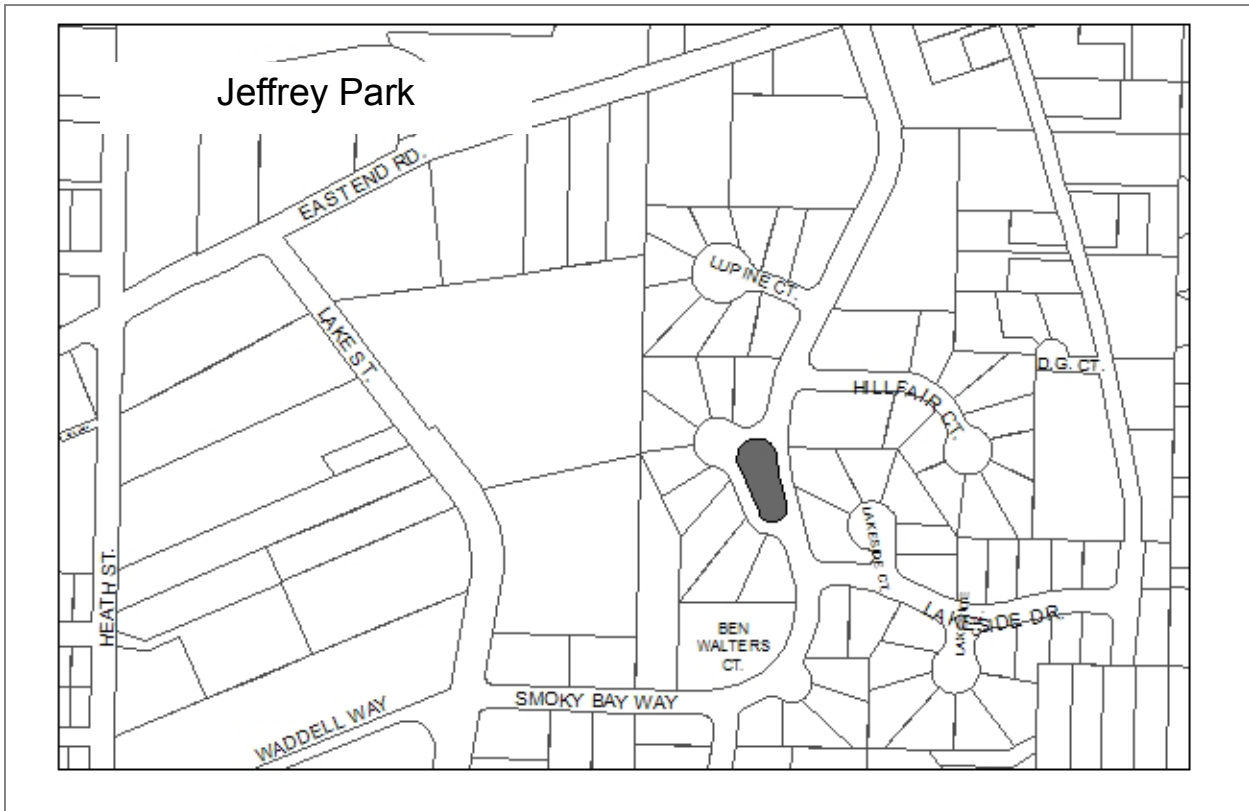
Finance Dept. Code:



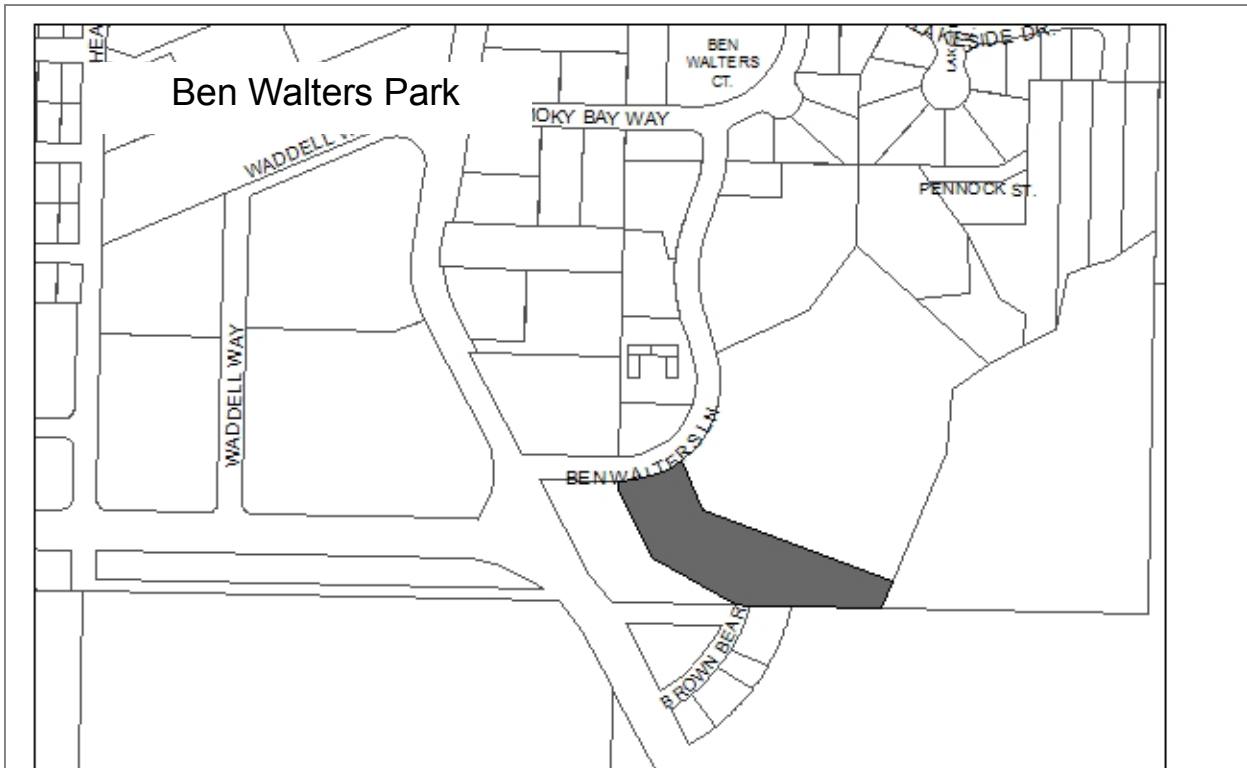
Designated Use: Pioneer Cemetery	
Acquisition History: Quitclaim Deed Nelson 4/27/66	
Area: 0.28 acres	Parcel Number: 17903007
2009 Assessed Value: \$26,400	
Legal Description: James Waddell Survey of Tract 4 Lot 4A	
Zoning: Residential Office	Wetlands: N/A
Infrastructure: Paved Road	
Finance Dept. Code:	



Designated Use: RV Water/Dump station	
Acquisition History: Deed states "Waddell Park Tract"	
Area: 1.73 acres	Parcel Number: 17712014
2015 Assessed Value: \$356,700	
Legal Description: Waddell Subdivision, portion S of Homer Bypass Road	
Zoning: Central Business District	Wetlands:
Infrastructure: Water, Sewer, gravel/paved access	
Notes: Part of Land and Water Conservation Project #02-00263.4, signed January 1983. Land to remain in park status in perpetuity.	
Finance Dept. Code:	



Designated Use: Public Purpose/Greenbelt/Jeffrey Park	
Acquisition History: Ordinance 83-27 (KPB)	
Area: 0.38 acres	Parcel Number: 17730251
2015 Assessed Value: \$51,200	
Legal Description: Lakeside Village Amended Jeffrey Park	
Zoning: Urban Residential	Wetlands:
Infrastructure: Paved Road, water, sewer	
Notes: Neighborhood park. Grass and new swing sets installed in 2005. Fill brought in to the park to raise the ground level and deal with drainage issues in 2007.	
Finance Dept. Code:	



Designated Use: Ben Walters Park. Public park or greenbelt per deed.
Acquisition History: Reso 83-22(S) Neal Deed 5/4/83. Donated. Deed amended 6/1/83.

Area: 2.48 acres	Parcel Number: 17712022
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2009 Assessed Value: \$493,200 (Land \$493,200, Structure \$44,200)

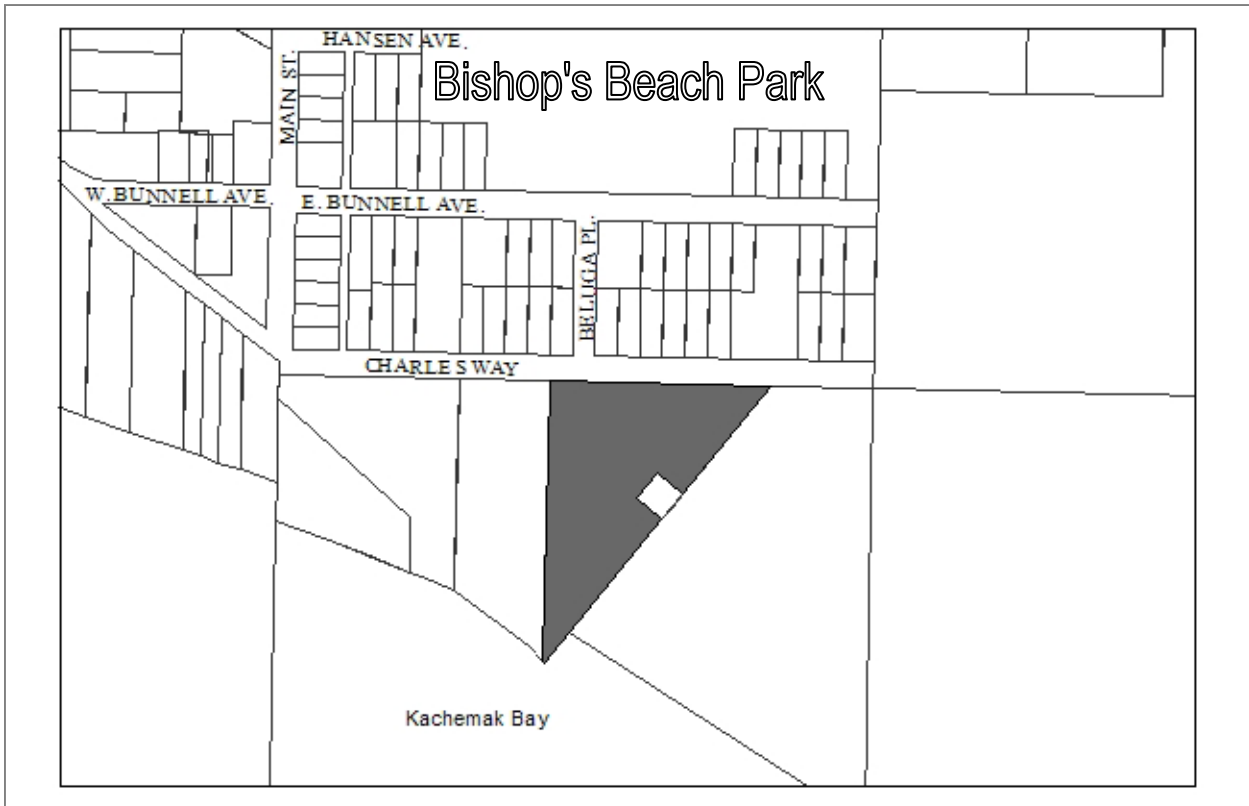
Legal Description: Lakeside Village Park Addition Replat Lot 1A-2

Zoning: Central Business District	Wetlands: 3664 Ben Walters Lane
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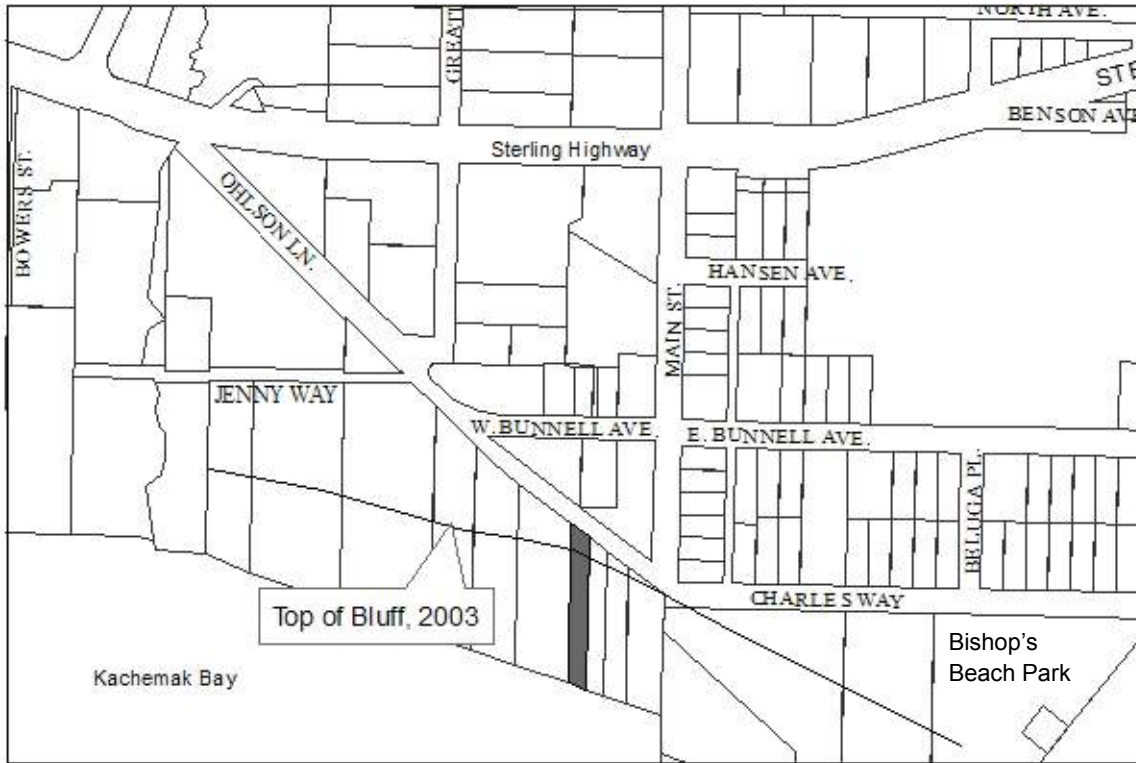
Infrastructure: Paved Road, water and sewer. Public restrooms, covered fire pit, lake access and dock.

Notes: In May 1982, a project agreement was executed for a Land and Water Conservation Fund project to develop the park. Project #02-00305. Land to remain park in perpetuity.
 New swing set installed, 2008. New dock installed in 2009.

Finance Dept. Code:



Designated Use: Bishop's Beach Park	
Acquisition History: McKinley Warrant Deed 1/9/1984	
Area: 3.46 acres	Parcel Number: 17714010
2015 Assessed Value: \$471,700 (Land \$465,300, Structure \$6,400)	
Legal Description: HM T06S R13W S20 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 DEG 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	
Zoning: Central Business District	Wetlands: Some wetlands (along boardwalk). Flood hazard area.
Infrastructure: Paved road access. No water or sewer. City maintained outhouses.	
Notes:	
Finance Dept. Code:	



Designated Use: City Park	
Acquisition History: Donated by Herrick, Resolution 90-7	
Area: 0.32 acres	Parcel Number: 17520009
2015 Assessed Value: \$16,700	
Legal Description: HM T06S R13W S19 PORTION THEREOF S OF OLSEN LANE	
Zoning: Central Business District	Wetlands: None. Bluff property.
Infrastructure: Gravel Road access, no water or sewer	
Notes: Resolution 15-030(A), Designate as park	
Finance Dept. Code: 392.0008	



Designated Use: Public use easement for Virginia Lynn Way, public park

Acquisition History: Quit Claim Deed from NBA 1/4/83

Area: 0.21 acres

Parcel Number: 17730239

2015 Assessed Value: \$32,100

Legal Description: T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0840005 LAKESIDE VILLAGE SUB AMENDED LOT 2 BLK 4

Zoning: Urban Residential

Wetlands: possibly on a small portion

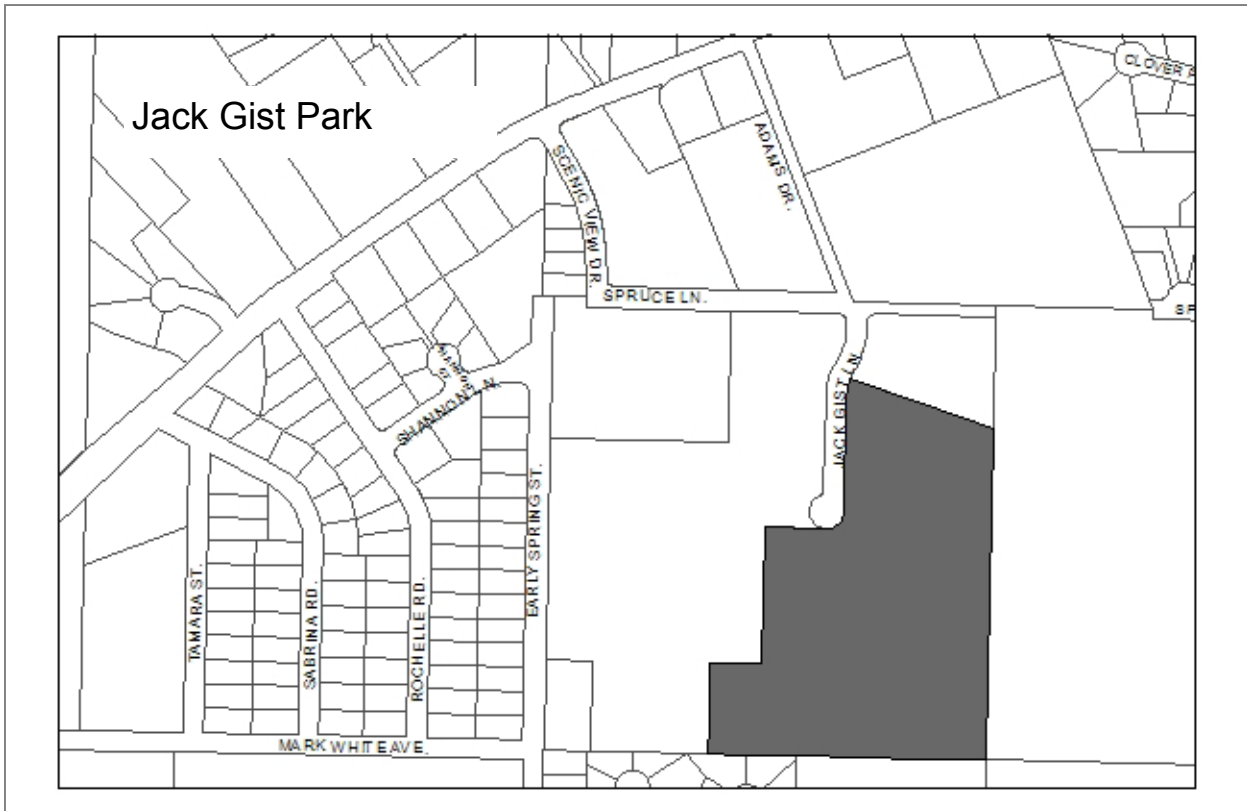
Infrastructure: Road access

Notes: This lot has a public use easement granted by the plat. This lot will likely be needed in the future to connect Virginia Lynn Way, because the adjacent lots are not wetlands and are developable. Access to Mattox Road is not know at this time; the ground drops and becomes very swampy.

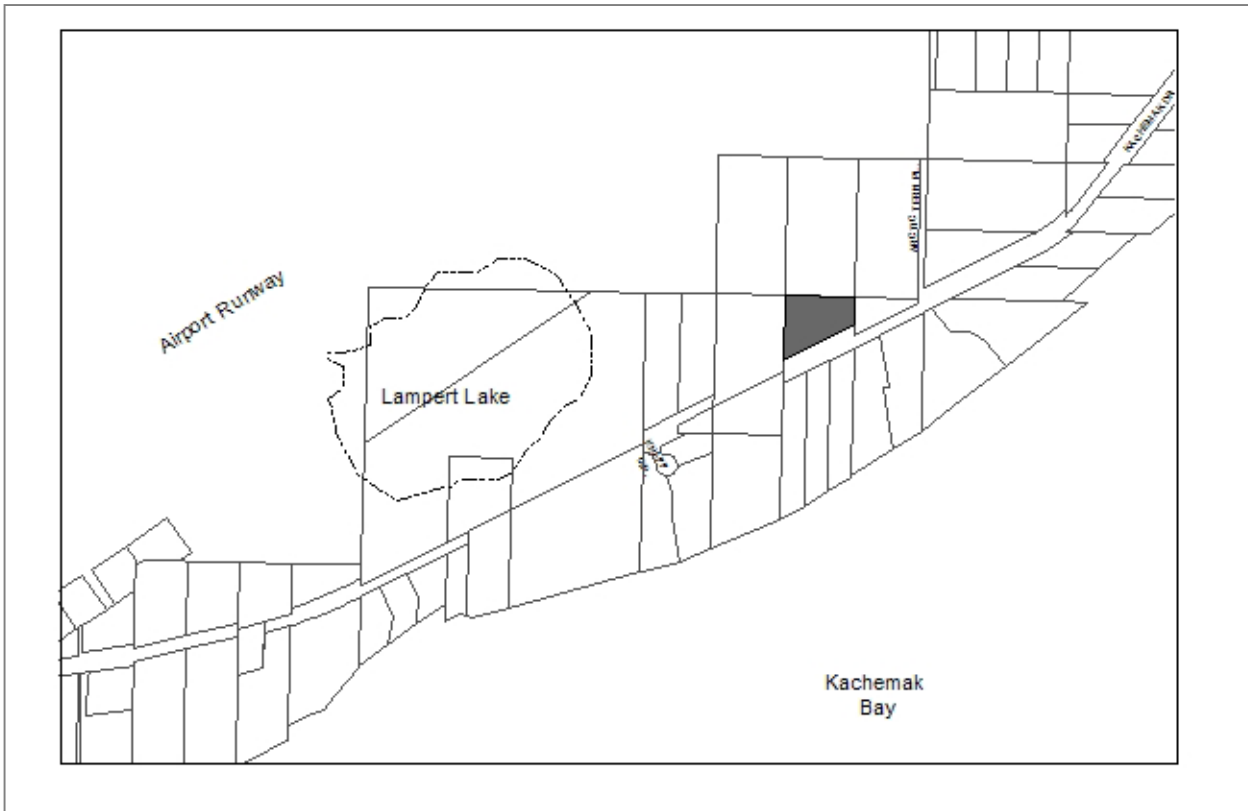
Resolution 09-33: Dedicate road access for Virginia Lynn Way, across Lot 2 Block 4 Lakeside Village Subdivision Amended. Hold the remainder of the lot for use as a public neighborhood park. In 2009 the City retained a surveyor to work on this issue. 2010: professional opinion was given that no right of way dedication is required, however, a legal opinion may be sought to determine city liability outside a dedicated right of way, Spruceview Ave is a similar situation: a roadway is constructed across a parcel, not within a right of way.

Resolution 15-030(A) staff explore and bring a recommendation to replat through to Lakeside Drive

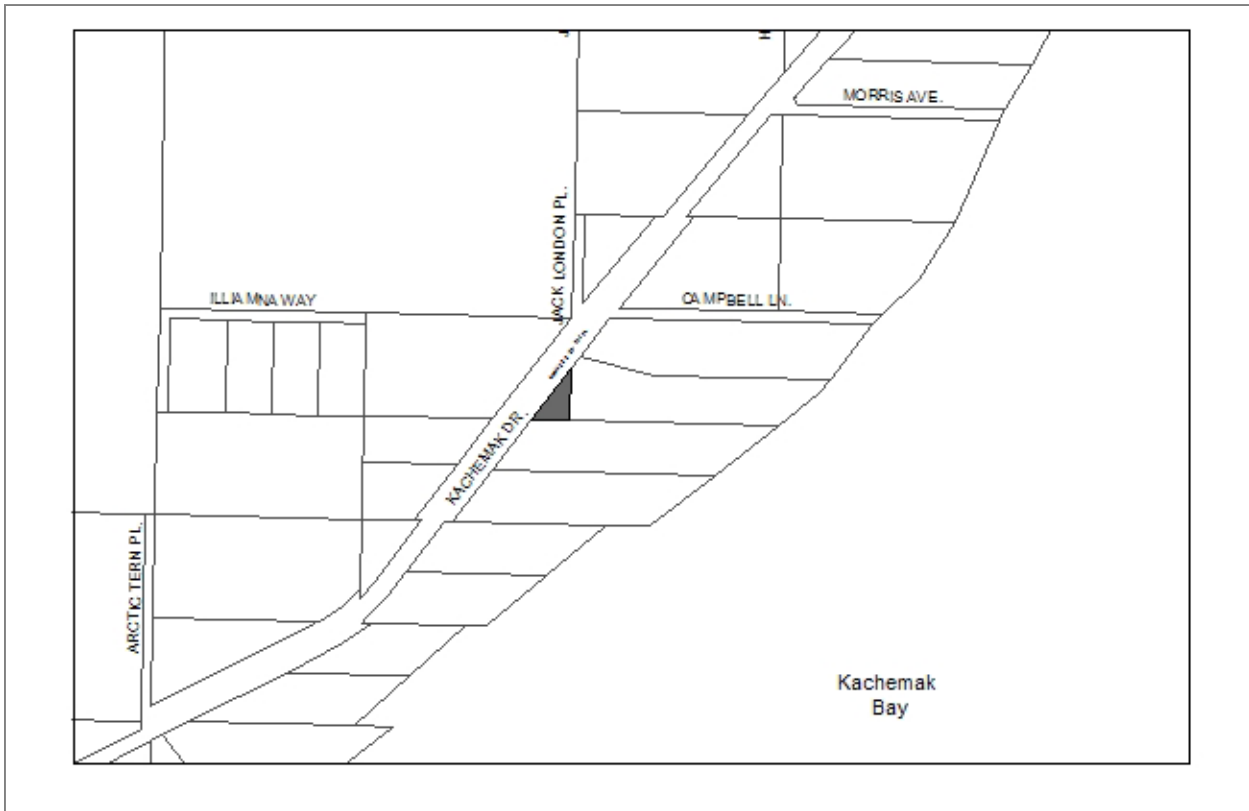
Finance Dept. Code:



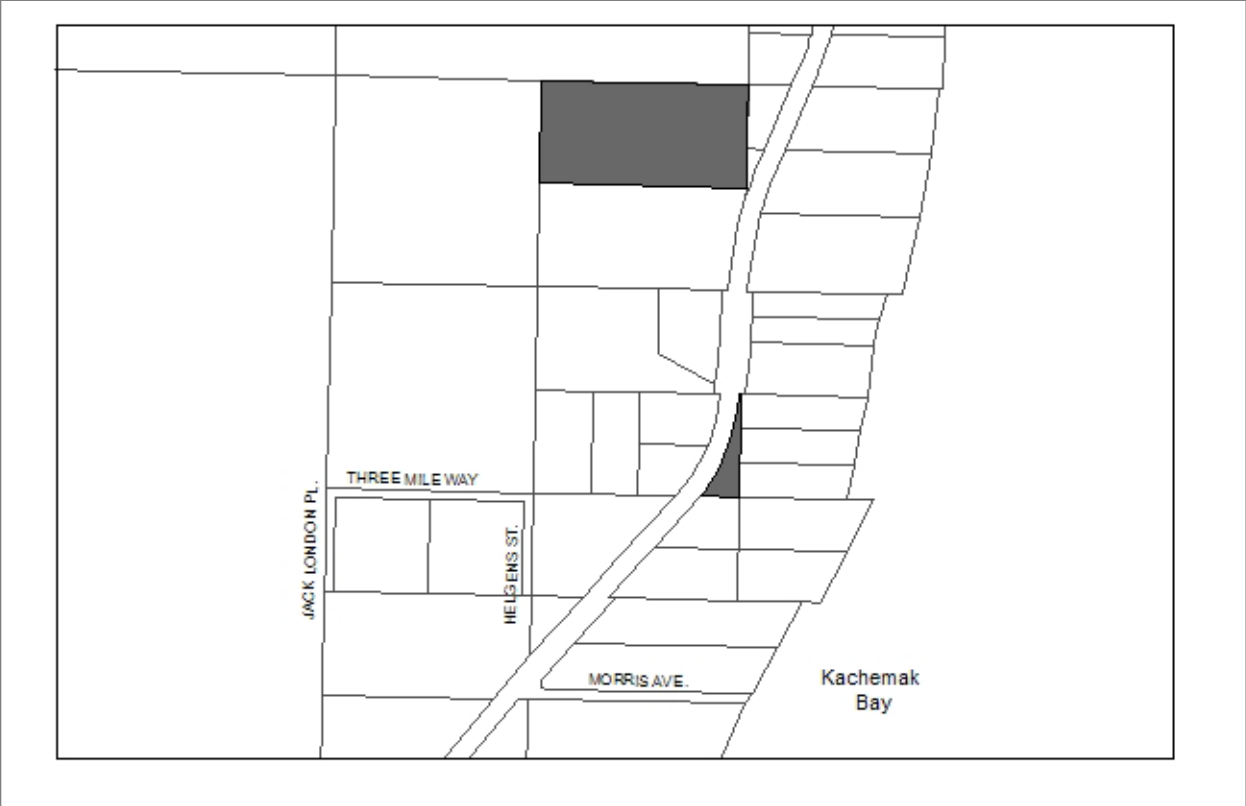
Designated Use: Jack Gist Ball Park	
Acquisition History: Warranty Deed Moss 8/27/98	
Area: 14.6 acres	Parcel Number: 17901023
2015 Assessed Value: \$109,200	
Legal Description: HM0990063 T06S R13W S15 JACK GIST SUB LOT 2	
Zoning: Rural Residential	Wetlands: May be present. Site is mostly fill and old dump.
Infrastructure: Gravel road access.	
<p>Notes: Old dump site. Land and Water Conservation Fund Grant Project #02-00369 for construction of 3 ball fields and parking area. Land to remain parkland in perpetuity.</p> <p>No water or sewer to service the new ball fields. Parking lot constructed in 2006. Major funding needed to construct restrooms. 2009: ord 09-35(A) allocated \$33,000 for improvements to two ballfields.</p>	
Finance Dept. Code:	



Designated Use: Future Kachemak Drive Trail and rest area Resolution 2011-37(A)	
Acquisition History: Ord 96-16(A) (KPB)	
Area: 1.65 acres	Parcel Number: 17936020
2015 Assessed Value: \$31,700	
Legal Description: Scenic Bay Lot 4	
Zoning: General Commercial 2	Wetlands: 100% Wetlands
Infrastructure: Paved Road	
Notes:	
Finance Dept. Code:	



Designated Use: Sell	
Acquisition History: Tax Foreclosure Ord 78/18	
Area: 0.24 acres	Parcel Number: 17915003
2015 Assessed Value: \$22,600	
Legal Description: That Portion of Govt Lot 3 Lying southwesterly of Kachemak Drive, T6S R13W S23	
Zoning: Rural Residential	Wetlands: No wetlands
Infrastructure: Paved road access	
Notes: Limited developable area due to setback requirements from Kachemak Dr.	
Resolution 15-030(A): List lot for sale pending appraisal and attempt to contact adjacent land owners to see if they have an interest in purchasing.	
Finance Dept. Code:	



Designated Use: Resolution 15-030(A): Sell
Acquisition History: No history for Gov't Lot 36. Lot 1: Ordinance 97-06(S) KPB

Area: Gov't Lot 36: 5 acres Harry Feyer Subdivision Lot 1: 0.39 acres	Parcel Number: 17910001, 17911005
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2015 Assessed Value: \$38,100 (lot 36), \$30,900 (lot 1)

Legal Description: Government Lot 36 HM T06S R13W S14, Harry Feyer Subdivision Lot 1

Zoning: Rural Residential	Wetlands: Lot 36 is wetland. Lot 1 is not.
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Infrastructure: Paved Road access, power.

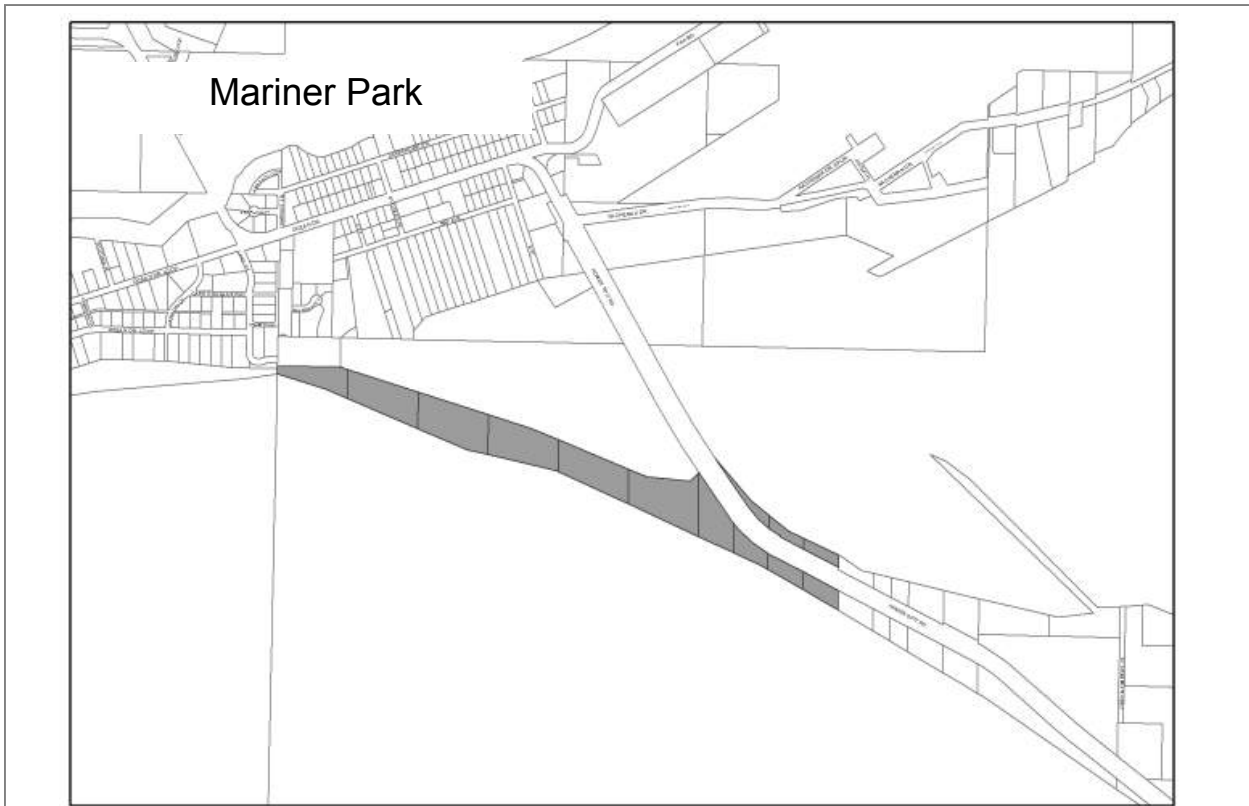
Notes: Access to Gov't lot 36 is by public access easement rather than dedicated Right of Way. Future development of this lot would need to address any access concerns.

Lot 1 is a sliver of land left over after the dedication of Kachemak Drive. Currently, two driveways cross the property to reach the homes to the west. The majority of this lot has an access easement across it, so there is only a portion of land that could be used for a structure. Further, Kachamek Drive is only 60 feet wide at this point instead of the usual 100 ft width.

Resolution 11-37(A): Future Kachemak Drive Trail and rest areas.

Resolution 15-030(A): List lot for sale pending appraisal.

Finance Dept. Code:



Designated Use: Park
Acquisition History: Lot 10: Simmons purchase, 1983. Other are EVOS purchases or unknown.

Area: 32.32 acres	Parcel Number: 18101002-14
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2014 Assessed Value: \$272,100

Legal Description: T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOTS 5-8, 10-15

Zoning: Open Space Recreation/Conservation	Wetlands: Tidal
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Infrastructure: No infrastructure

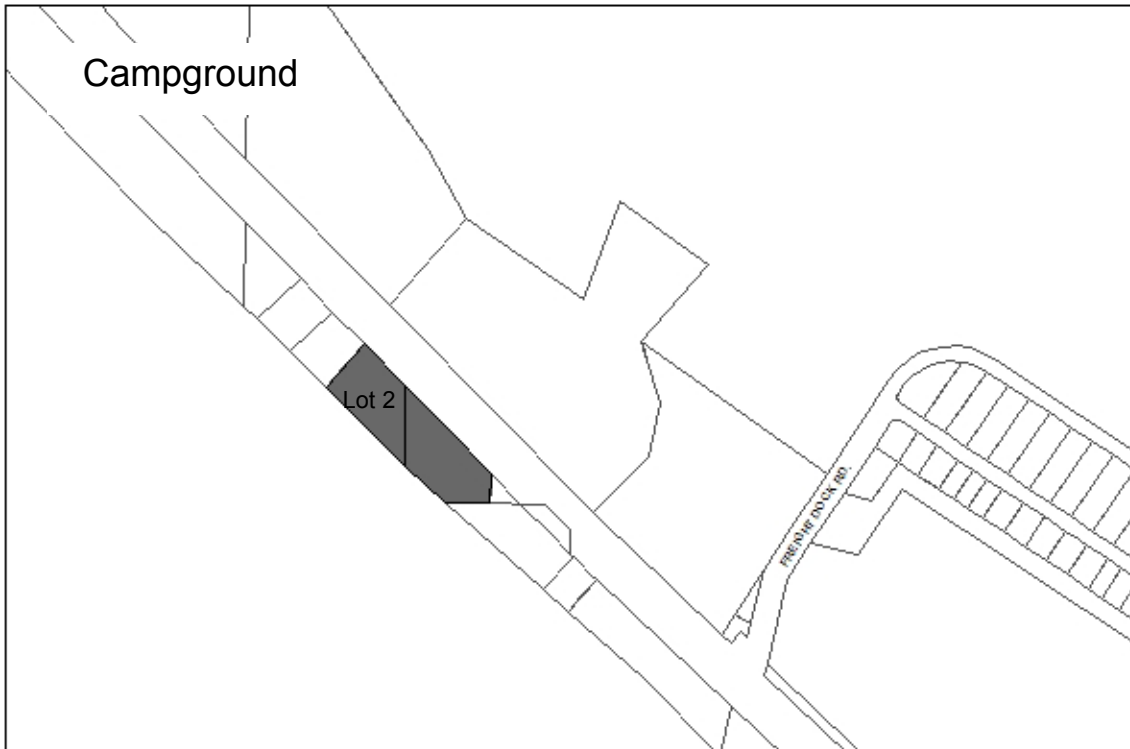
Notes: Acquisition of Lots 5-8 and 11-15 should be researched to see how they were acquired. Possibly EVOS purchases.

Mariner Park and Mud Bay were nominated by the City as Western Hemisphere Shorebird Reserve Sites in 1994 ("whissern"). They are recognized as sites of international importance. <http://www.whsrn.org/>

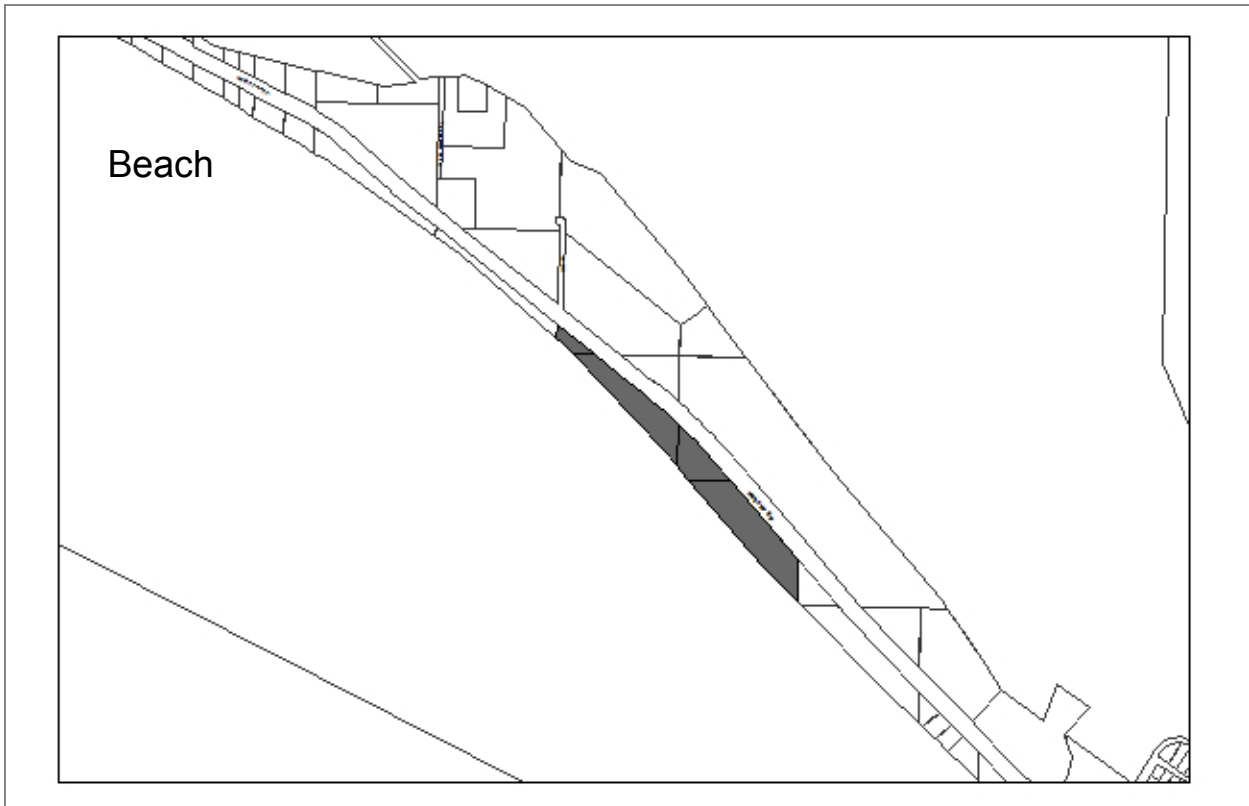
2012 Mariner Park driveway was relocated to the north.

Resolution 15-030(A): designate as park. Minutes of the meeting ask staff to research the deed history to see if there are long term conservations easements. 2016 update: no budget available in 2015.

Finance Dept. Code:



Designated Use: Camping	
Acquisition History:	
Area: 3.92 acres (2.1 and 1.82 acres)	Parcel Number: 18103101, 02
2015 Assessed Value: \$427,100 (Includes value of the campground office which was removed in 2016)	
Legal Description: Homer Spit Subdivision Amended Lot 2, and that portion of Government Lot 14 lying south of the Homer Spit Road T6S R13W S35	
Zoning: Open Space Recreation.	
Infrastructure: Paved road, water and sewer	
Notes: At most, 1/3 of the land is above the high tide line. The rest is beach or underwater. 2016: Campground office sold and removed due to repeated erosion and storm damage.	
Finance Dept. Code:	



Designated Use: Public Use/ Open Space Recreation
Acquisition History: Ord 90-26 (KPB). Lot 6: EVOS purchase

Area: 23 acres	Parcel Number: 181030 02, 04, 06 18102011
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2015 Assessed Value: \$388,300

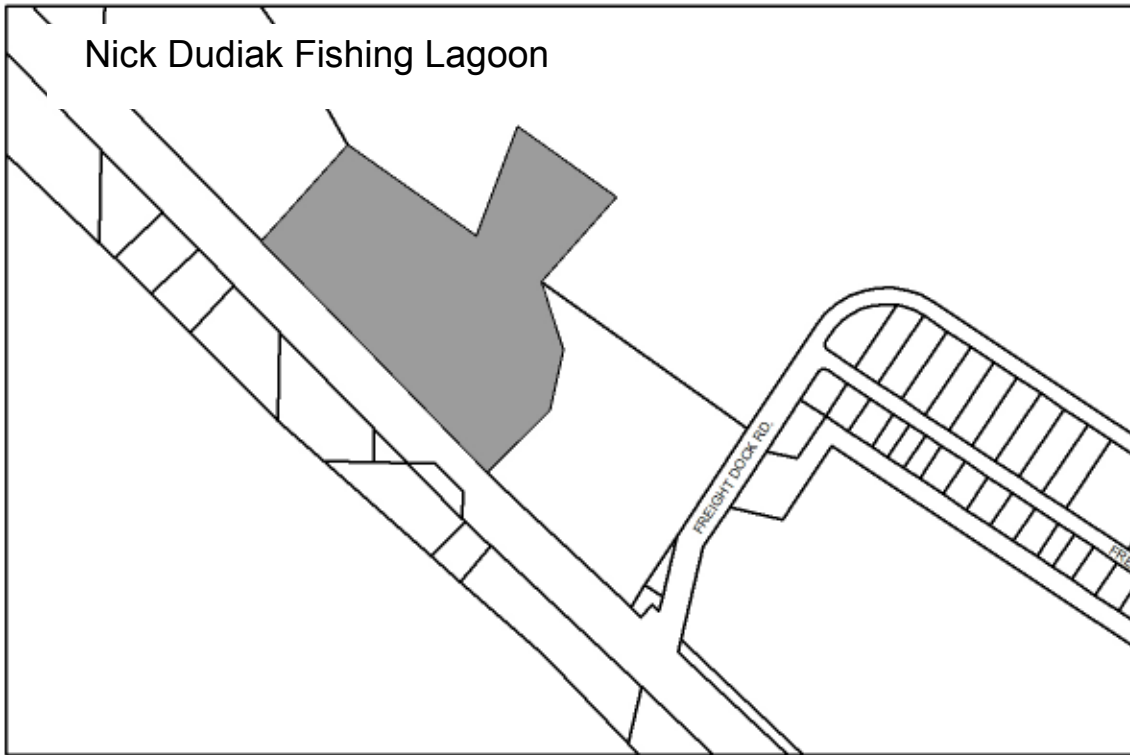
Legal Description: T 6S R 13W SEC 35 SEWARD MERIDIAN HM PORTION GOVT LOT 1,2, Sec 34 Lot 1, lot 6 SW of Sterling Hwy Sec 27

Zoning: Open Space Rec	Wetlands: Tidal
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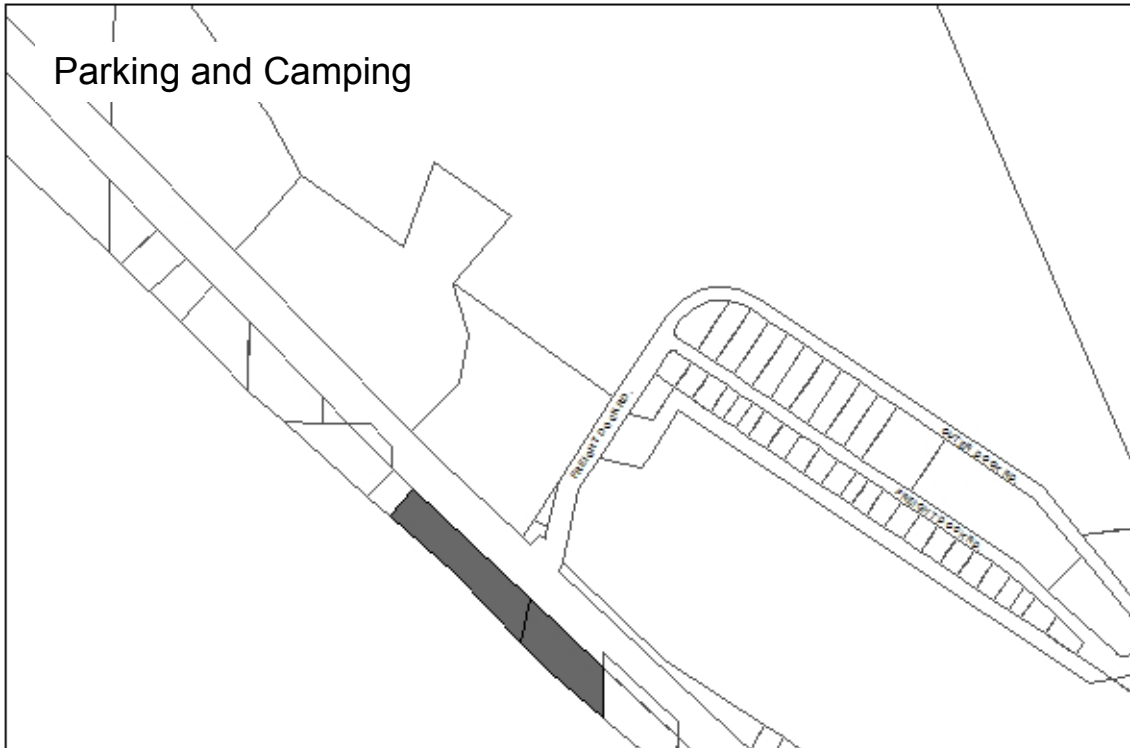
Infrastructure: Paved Road access

Notes:
 Acquisition history of lot 6 should be researched.

Finance Dept. Code:



Designated Use: Fishing Lagoon	
Acquisition History: Ord 83-26 Purchase from World Seafood	
Area: 17.71 acres	Parcel Number: 18103116
2009 Assessed Value: \$2,144,700	
Legal Description: T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0920039 THE FISHIN HOLE SUB TRACT 2	
Zoning: Open Space Recreation	Wetlands: N/A. Portions in floodplain.
Infrastructure: City Water and Sewer, paved road access. Restroom.	
Notes: Dredged in 2012	
Finance Dept. Code:	



Designated Use: Western lot: Camping. East lot, parking
Acquisition History:

Area: 5.7 acres

Parcel Number: 18103301, 18103108

2015 Assessed Value: \$757,500

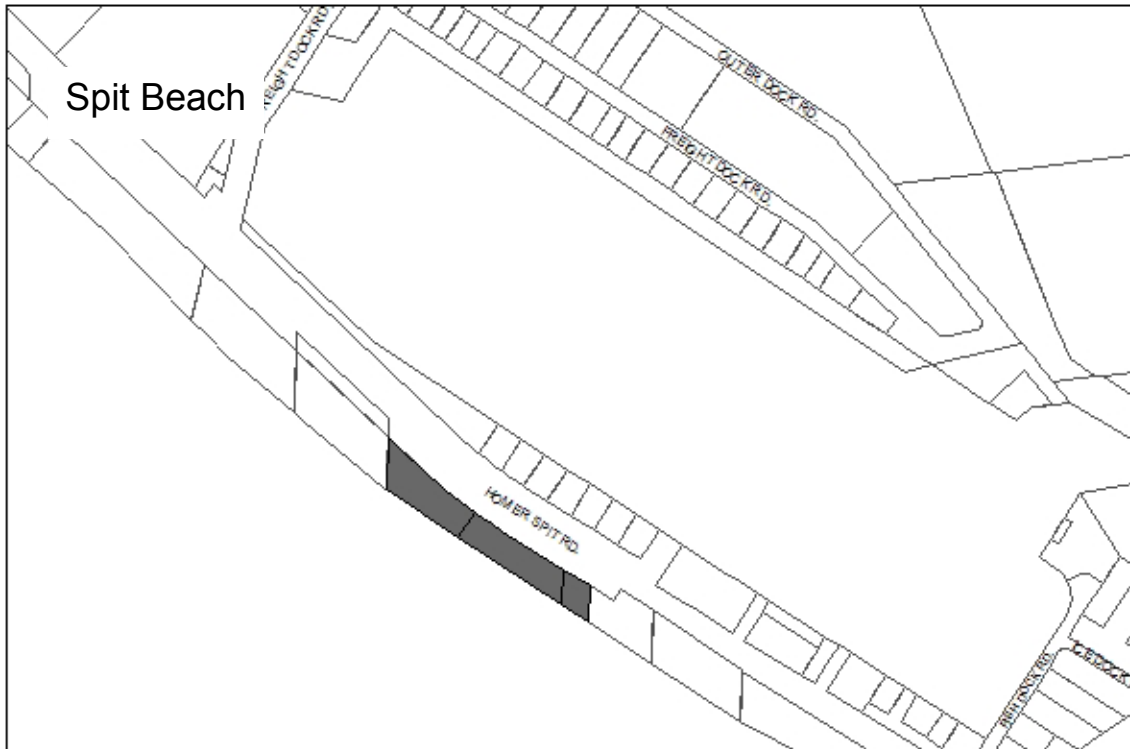
Legal Description: Homer Spit Amended Lots 7 and 9

Zoning: Open Space Recreation

Wetlands: N/A

Infrastructure: Paved Road

Finance Dept. Code:



Designated Use: Open Space Recreation
Acquisition History: Lot 11B: Reso 93-14, 3/24/93 Deed. Acquired through an exchange for lot 18.

Area: 2.36 acres	Parcel Number: 181033 4, 5, 6
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2015 Assessed Value: \$400,800

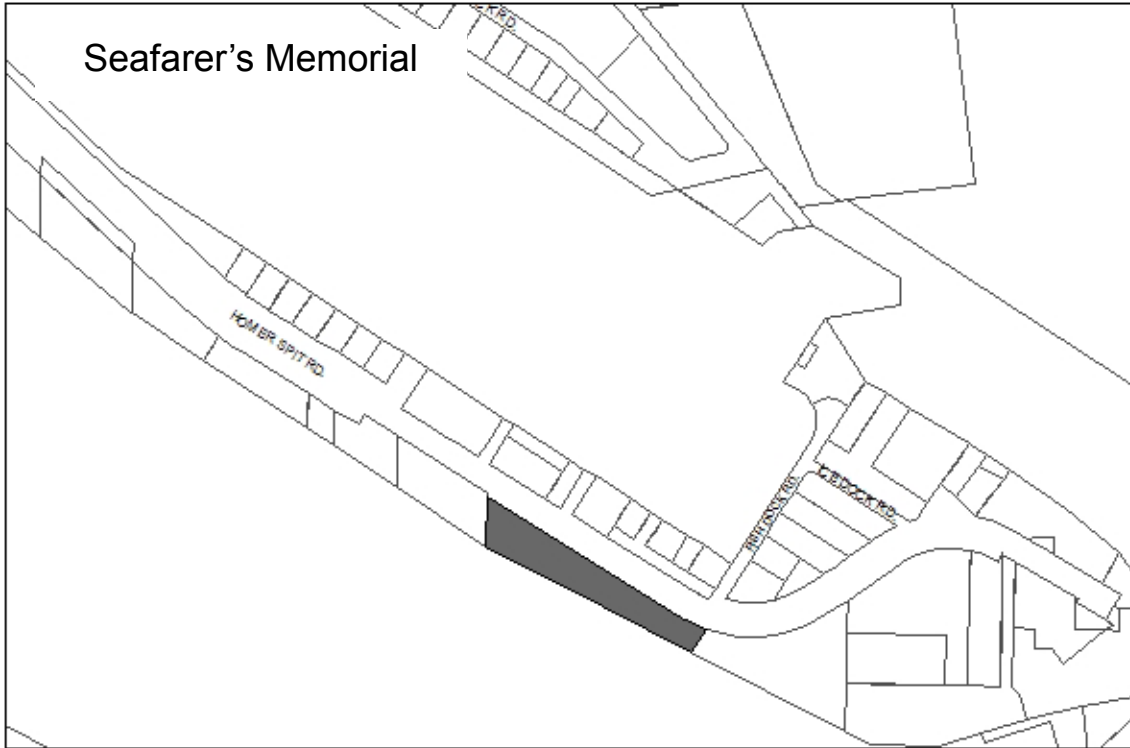
Legal Description: Homer Spit Subdivision Amended Lots 11 and 20. Lot 11B of HM 0640816.

Zoning: Open Space Recreation	Wetlands: N/A
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Infrastructure: Paved Road

Notes:

Finance Dept. Code:



Designated Use: Seafarer's Memorial and parking
Acquisition History:

Area: 2.52 acres

Parcel Number: 18103401

2009 Assessed Value: \$316,900

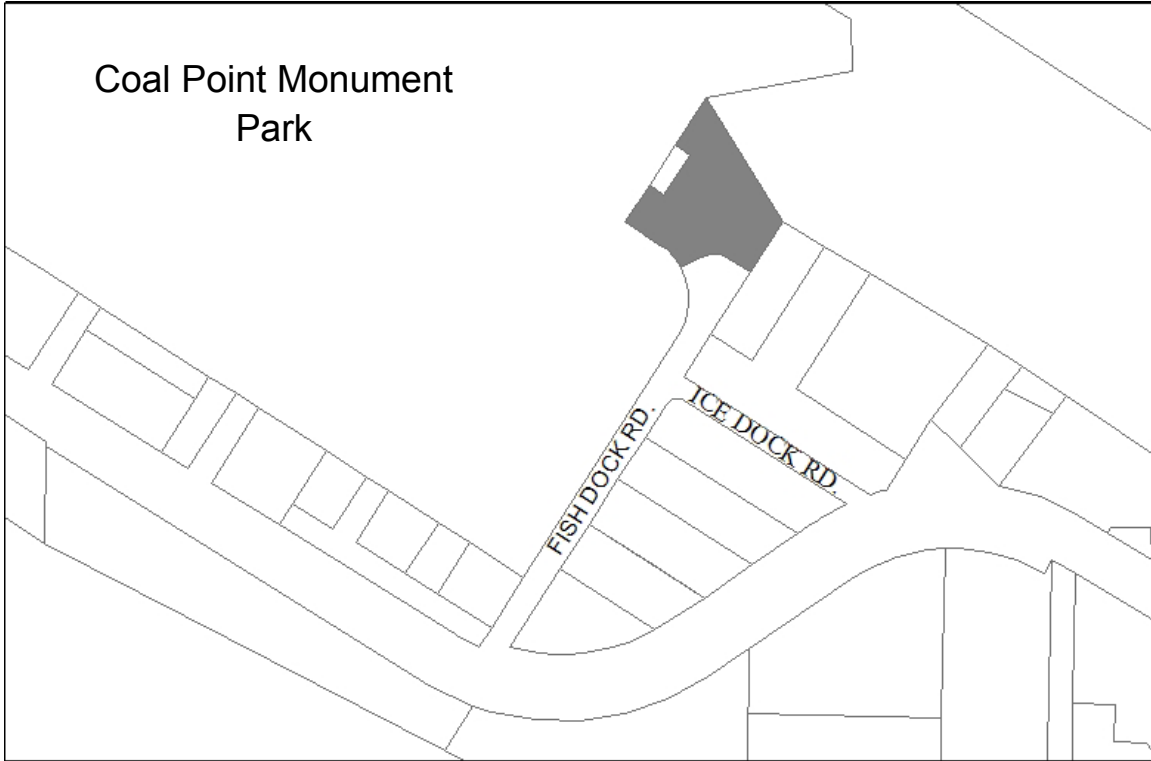
Legal Description: Homer Spit Amended Lot 31

Zoning: Open Space Recreation

Wetlands: N/A

Infrastructure: Paved Road

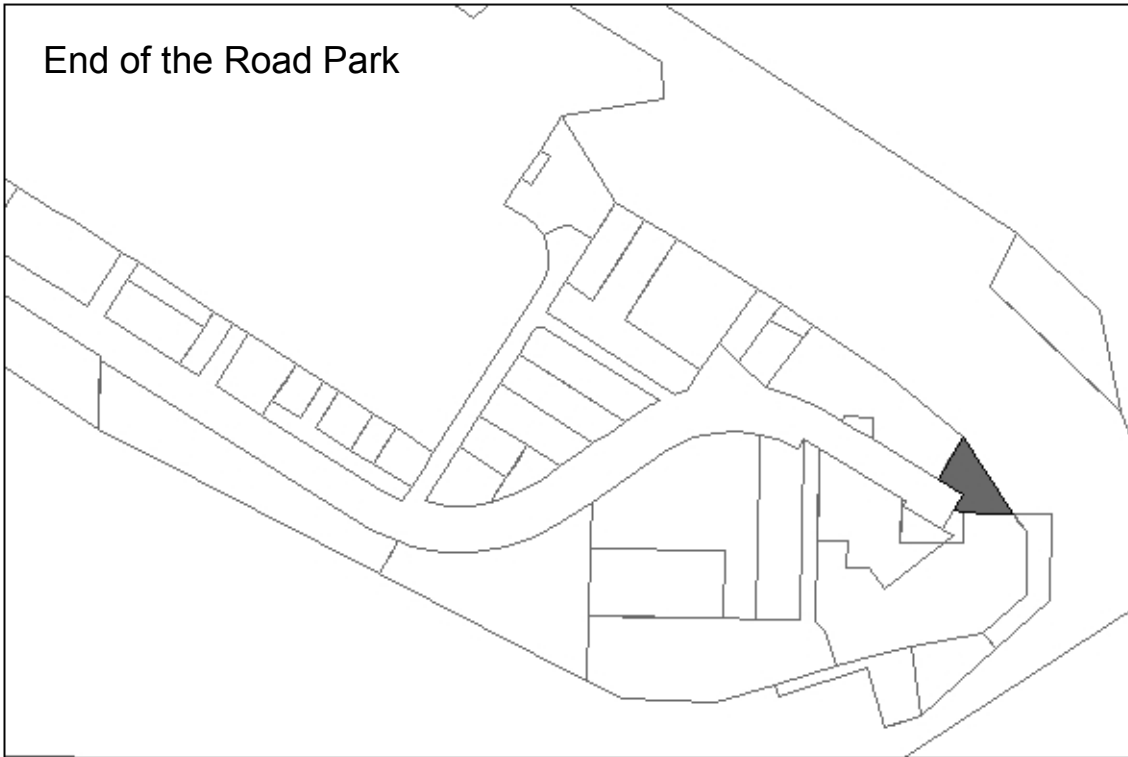
Finance Dept. Code:



Designated Use: Park	
Acquisition History:	
Area: 1.09 acres	Parcel Number: 18103426
2015 Assessed Value: \$280,000	
Legal Description: LEGAL T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED COAL POINT MONUMENT PARK EXCLUDING THAT PORTION AS PER LEASE AGREEMENT 187 @ 921	
Zoning: Marine Industrial	Wetlands:
Infrastructure: gravel road	
Notes:	
Finance Dept. Code:	



Designated Use: Beachfront between Icicle and Main Dock	
Acquisition History:	
Area: 0.11 acres	Parcel Number: 18103446
2015 Assessed Value: \$44,700	
Legal Description: T 7S R 13W SEC 1 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 20 LYING NE OF THE HOMER SPIT RD & BOUNDED ON THE NW BY LOT 43 OF HOMER SPIT SUB AMENDED & BOUNDED ON THE NE BY ATS 612 & BOUNDED ON THE SE BY LOT 45 OF HOMER SPIT SUB AMENDED & BOUNDED ON THE	
Zoning: Marine Industrial	Wetlands: N/A tidal, flood plain
Infrastructure:	
Notes:	
Finance Dept. Code:	

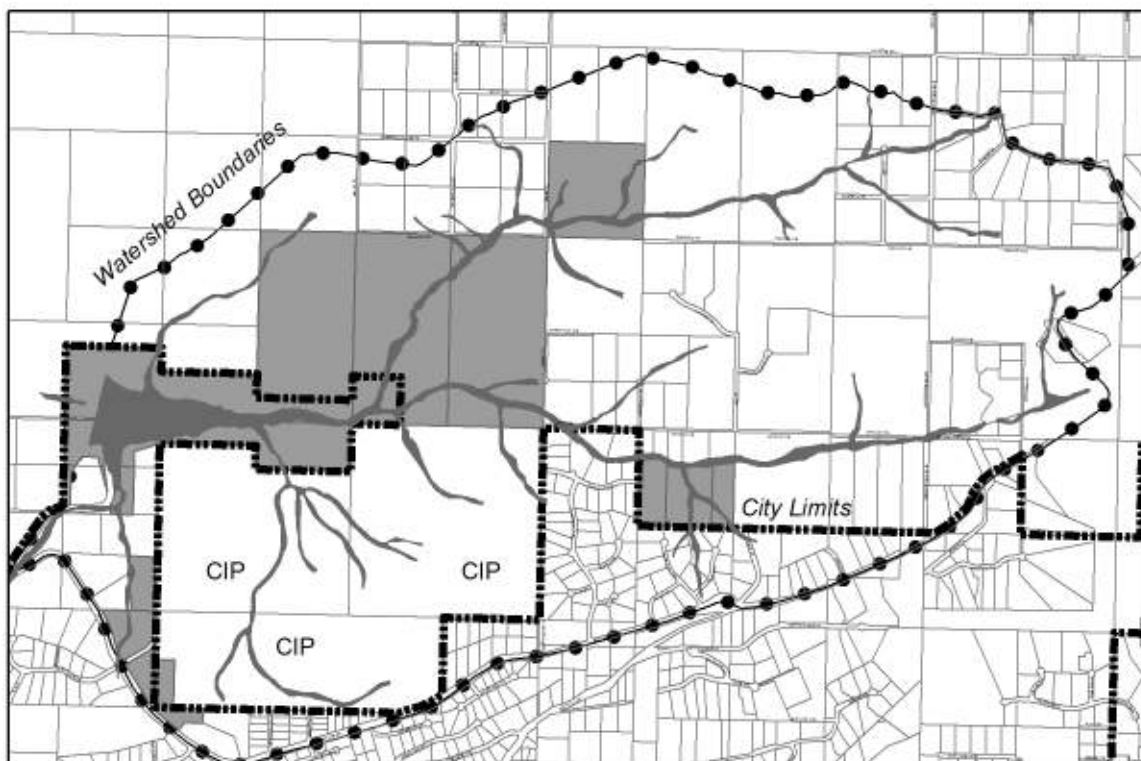


Designated Use: End of the Road Park Resolution 13-032	
Acquisition History:	
Area: 0.43 acres	Parcel Number: 18103448
2015 Assessed Value: \$133,000	
Legal Description: HM0930049 T07S R13W S01 HOMER SPIT SUB NO 6 VELMA'S ADDN LOT 45-B	
Zoning: Marine Industrial	Wetlands: N/A
Infrastructure: Water, sewer, paved road access	Address:
<ul style="list-style-type: none"> Restroom construction 2013/14, parking lot paved, and spit trail completed 	
Finance Dept. Code:	

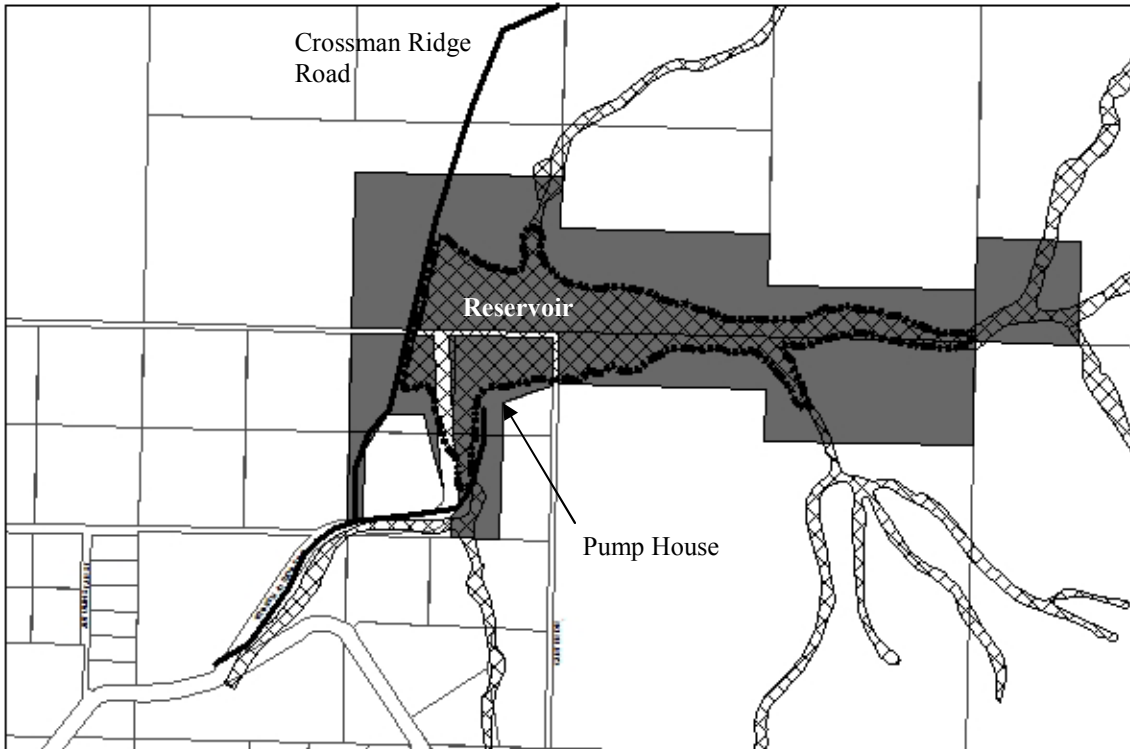
City Lands within the Bridge Creek Watershed Protection District

These properties lie within the Bridge Creek Watershed Protection District. Not all the lands within the district are in Homer City limits. The city owns 20 lots totaling 435.6 acres with an assessed value in 2015 of \$5,004,100. Lands include conservation purchases from the University of Alaska, Bureau of Indian Affairs, Kenai Peninsula Borough tax foreclosure, and private parties, and water system infrastructure such as the reservoir, pump house, and water treatment plant and tanks.

In 2006, the number one CIP funding priority was the water supply, including the water treatment plant, water source and watershed land acquisitions. In particular, the City has requested funding to purchase additional property bordering the reservoir and Bridge Creek for both water treatment expansion and preservation.



Section updated January 20, 2016



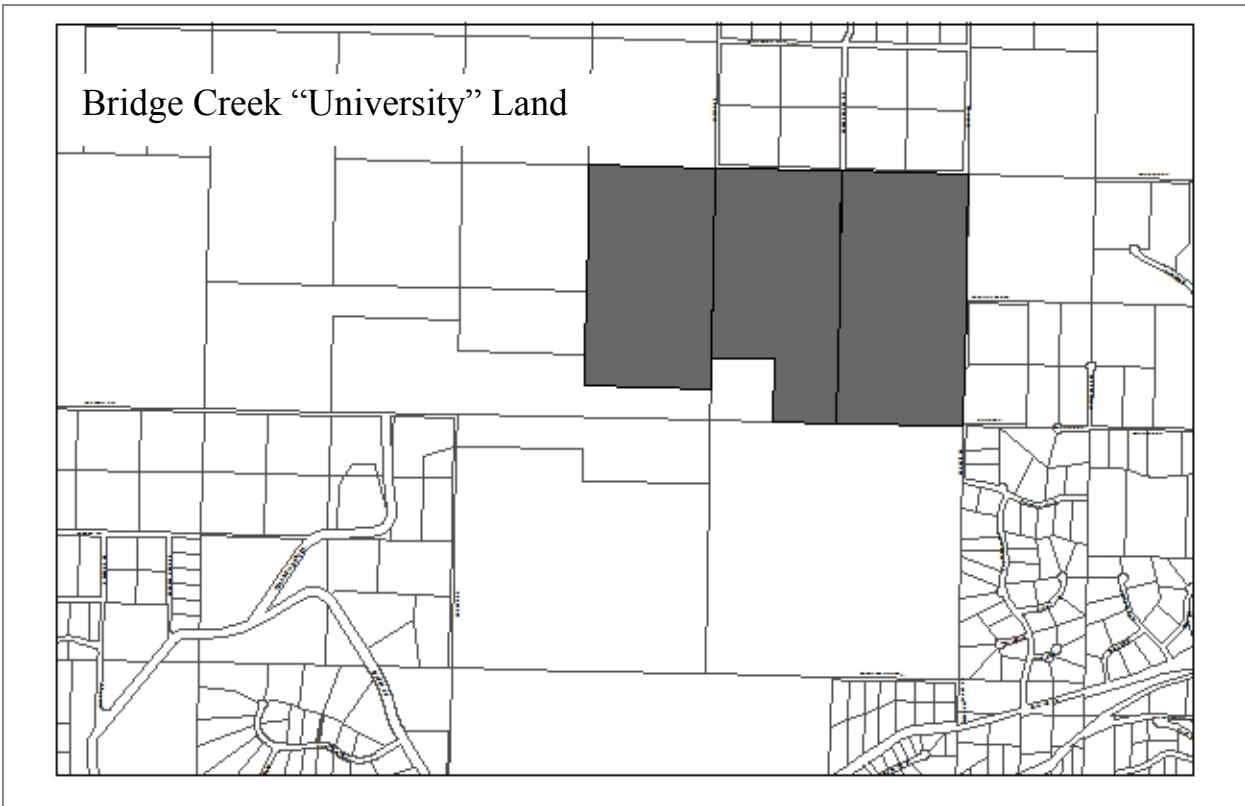
Designated Use: Bridge Creek Watershed, Reservoir and pump house
Acquisition History:

Area: 120.9 acres **Zoning:** Conservation **2015 Assessed Value:** \$323,800

PARCEL ACREAGE LEGAL

17307053	0.410	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 2 THAT PORTION THEREOF LYING EAST OF DIAMOND RIDGE ROAD
17307057	1.470	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 13 A PORTION THEREOF
17307059	0.130	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 13 A PORTION THEREOF
17307062	7.350	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 1 PORTION THEREOF
17307064	6.940	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 2 PORTION THEREOF
17305301	30.000	T 6S R 13W SEC 8 SEWARD MERIDIAN HM N1/2 N1/2 NW1/4 NW1/4 & N1/2 NE1/4 NW1/4
17305111	60.000	T 6S R 13W SEC 5 T 6S R 13W SEC 6 HM SEWARD MERIDIAN S1/2 S1/2 SE1/4 SW1/4 & S1/2 SW1/4 SW1/4 OF SEC 5 & S1/2 SE1/4 SE1/4 & S1/2 N1/2 SE1/4 SE1/4 OF SEC 6
17305236	10.000	T 6S R 13W SEC 5 SEWARD MERIDIAN HM SW1/4 SW1/4 SE1/4
17307060	4.600	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 14 THE W1/2 THEREOF

Finance Dept. Code:



Designated Use: Bridge Creek Watershed Property
Acquisition History: Ordinance 2003-7(A). Purchased from UAA.

Area: 220 acres	Parcel Number: 173 052 34, 35, 17305120
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2015 Assessed Value: \$184,100

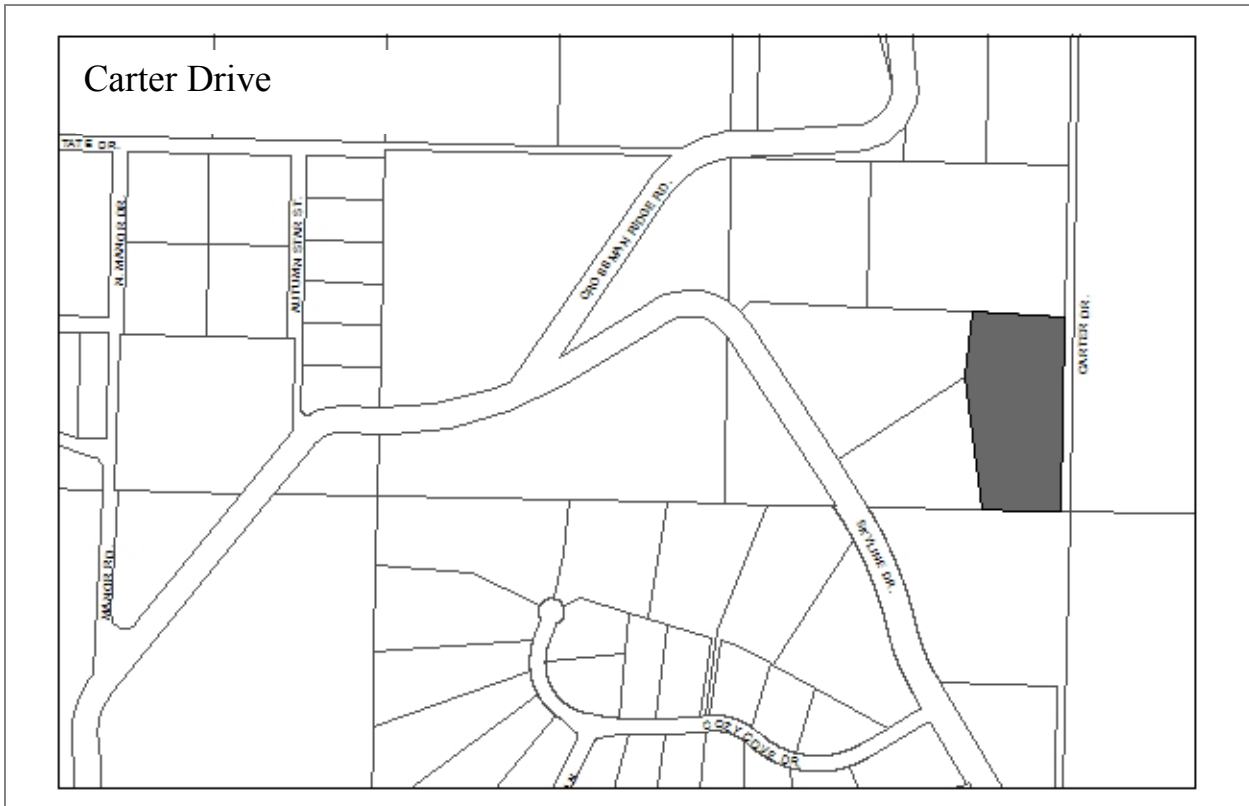
Legal Description: The Northwest one-quarter of the Southeast one-quarter (NW1/4 SE1/4) and the East one-half of the Southwest one-Quarter of the Southeast one-quarter (E1/2 SW1/4 SE1/4) and the Northwest one-quarter of the Southwest one-quarter of the Southeast one-quarter (NW1/4 SW1/4 SE1/4) and the Northeast one-quarter of the Southwest one-quarter (NE1/4 SW1/4) and the North one-half of the South one-half of the Southeast one-quarter of the Southwest one-quarter (N1/2 S 1/2 SE1/4 SW1/4) and the East one-half of the Southeast one-quarter (E1/2 SE1/4) of Section 5, Township 6 South, Range 13 West, Seward Meridian, in the Homer Recording District, State of Alaska.

Zoning: Bridge Creek Watershed Protection District. Not within City Limits.	Wetlands: Some wetlands. Bridge Creek flows through the property.
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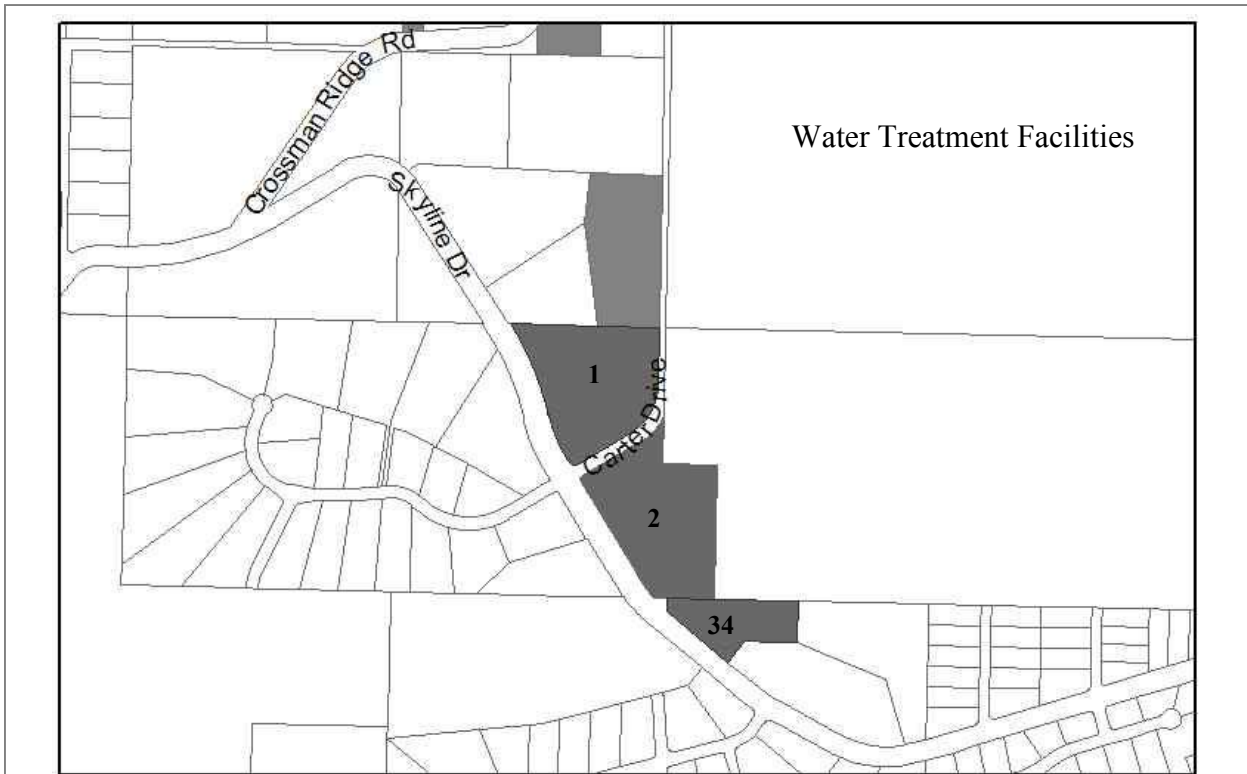
Infrastructure: None. Limited legal and physical access.

Notes:
 Paid \$265,000 for land in 2003.
 Fire hazard mitigation conducted in 2011.

Finance Dept. Code:



<p>Designated Use: A public use to protect and enhance the City's Bridge Creek Watershed and thereby protect its water quality. Acquisition History: Emergency Ordinance 2005-40, 2005-45.</p>	
<p>Area: 5.93 acres</p>	<p>Parcel Number: 173070760</p>
<p>2015 Assessed Value: \$75,100 (Land \$44,300 Structure \$30,800)</p>	
<p>Legal Description: HM0840119 T06S R13W S07 Pioneer Valley Subdivision Lot 2</p>	
<p>Zoning: Rural Residential, Bridge Creek WPD</p>	<p>Wetlands: Some discharge slope wetland, possibly a creek to the Reservoir.</p>
<p>Infrastructure: Driveway access to property.</p>	
<p>Notes: Property includes a small cabin.</p>	
<p>Finance Dept. Code:</p>	



Designated Use: Protecting the watershed and providing alternate access to property north of the City's water treatment plant, Water Tank and building, City Well Reserve Water Tank and building/Public Purpose.

Acquisition History: Ordinance 10-21 (Lot 1) Lot 34 Purchased 1/97 Tulin

Area: Lot 1: 7.83 acres
 Lot 2: 8.34 acres
 Lot 34: 3 acres

Parcel Number: 17307094, 95, 96, 17308034

2015 Assessed Value: Lot 1: land \$45,600 Lot 2: Land \$79,500, improvements \$3,343,300
 Lot 34: land \$42,300, Improvements \$677,500,

Legal Description: Hillstrand's Homestead Lots 1, 2, Tulin Terrace Upper Terrace Lot 34

Zoning: Rural Residential, Bridge Creek WPD

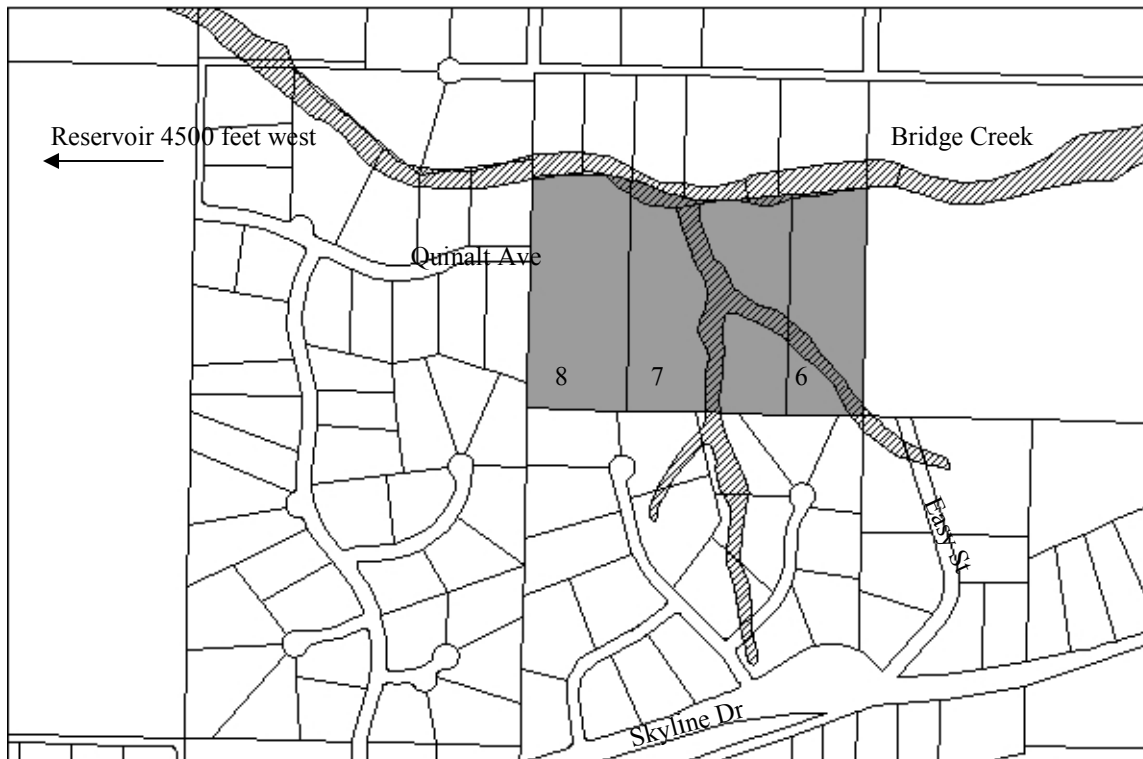
Wetlands: Some discharge slope wetland, possibly a creek to the Reservoir.

Infrastructure: Paved road, electricity

Notes:

Bulk of Lot 1 purchased in 2010, Ord 10-21, \$90,000. 184 Skyline Dr
 Former water treatment plant site. A fire station/equipment storage was constructed in 2014.
 Eastern half of lot 2, acquired through eminent domain. Location of the water treatment plant.
 Lot 34 is the site of a 1 million gallon water tank.

Finance Dept. Code:



Designated Use: Watershed Protection Purposes
Acquisition History: Ordinance 2009-08(A)

Area: Lot 6: 6.91 acres, Lot 7: 13.38 acres
 Lot 8: 8.89 acres Total: 28.81 acres

Parcel Numbers: 1736600 6, 7, 8

2015 Assessed Value: \$185,700 (all lots)

Legal Description: Lots 6,7 and 8, Roehl Parcels Record of Survey Amended

Zoning: Not in city limits.

Wetlands: about half the land is wetland. Bridge Creek is the northern boundary of these lots.

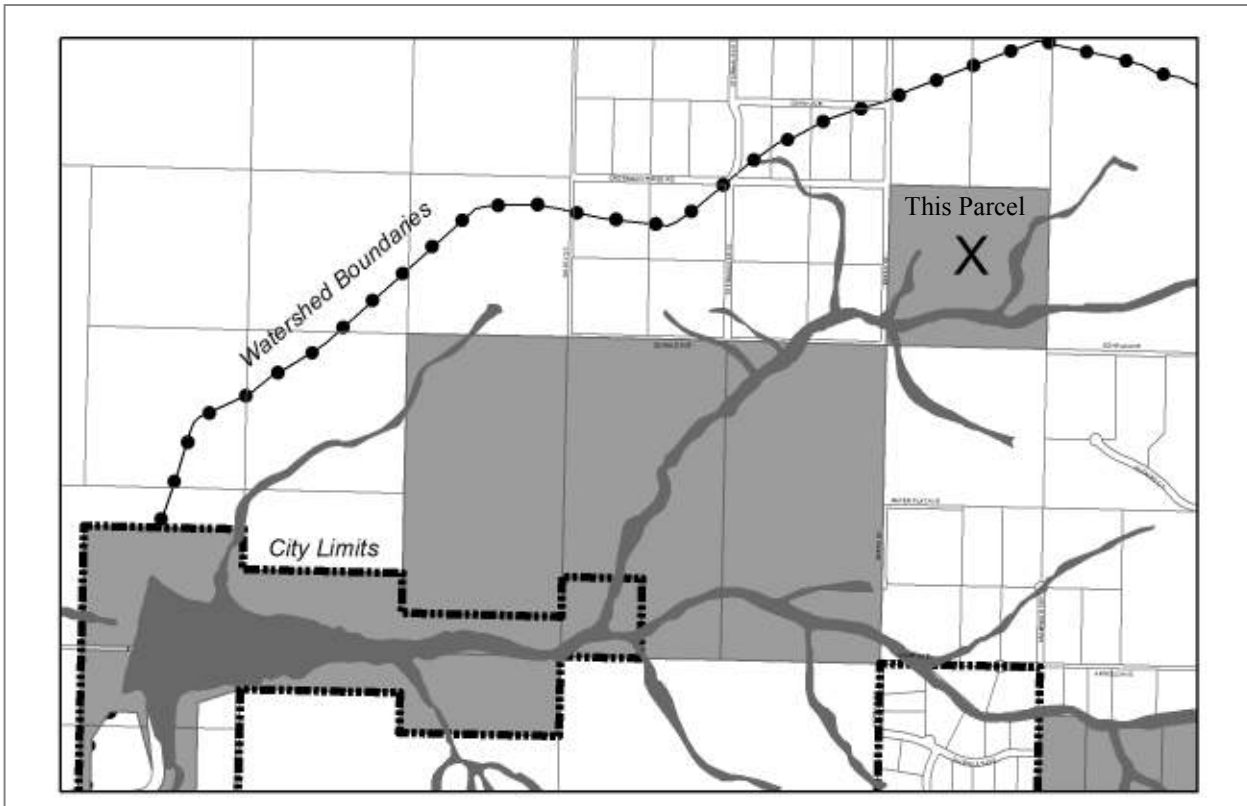
Infrastructure: Gravel access on Easy Street and Quinalt Ave. There is a gravel road with some sort of easement over lots 6 and 7.

Notes:

Lots purchased 2/25/09
 Lot 6, \$58,735, recorded document 2009-000612-0
 Lot 7, \$113,730, recorded document 2009-000613-0
 Lot 8, \$75,565, recorded document 2009-000611-0
 Total Cost: \$248,030

The northern lot line of these lots is bridge creek, and meanders as the creek meanders.

Finance Dept. Code:

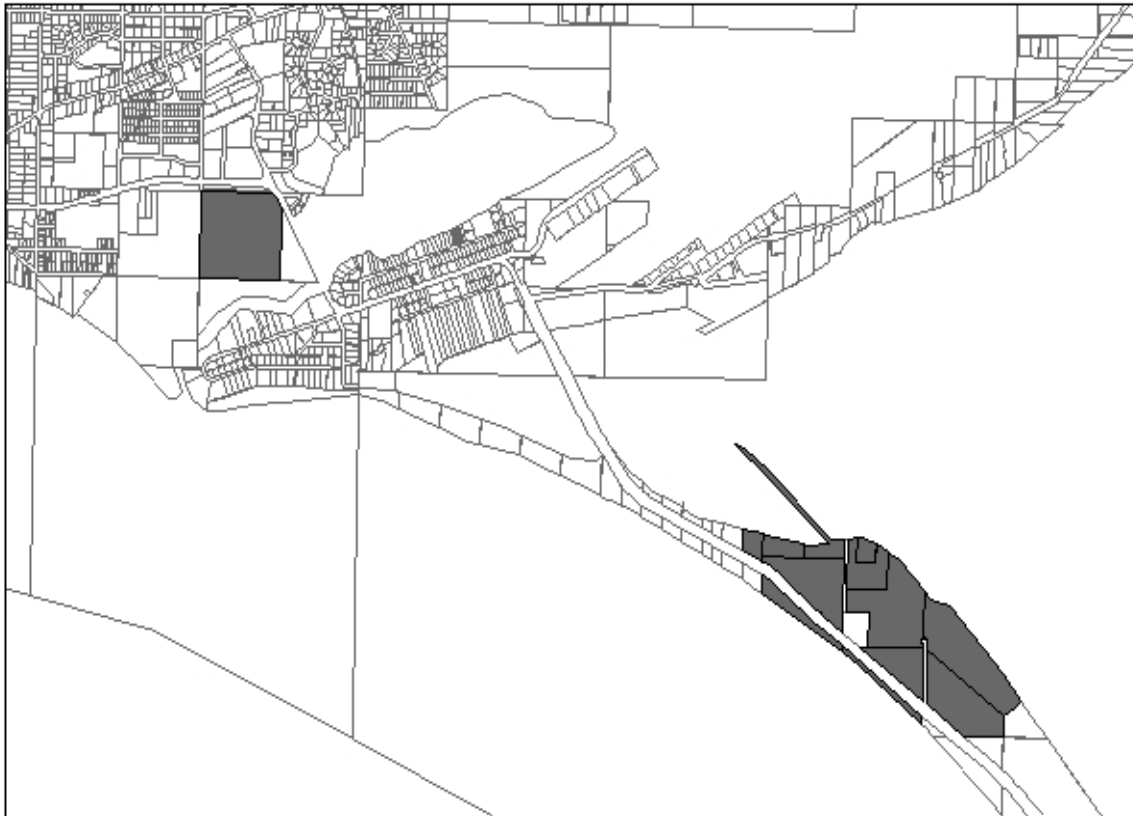


Designated Use: Public Purpose, undesignated	
Acquisition History: Tax foreclosure from KPB, Ordinance 15-15	
Area: 40 acres	Parcel Numbers: 17305219
2015 Assessed Value: \$47,200	
Legal Description: T 6S R 13W SEC 4 SEWARD MERIDIAN HM SW1/4 NW1/4	
Zoning: Not in city limits, part of the Bridge Creek WPD.	Wetlands: about half the land is wetland. Bridge Creek is the northern boundary of these lots.
Infrastructure: Gravel access on Easy Street and Quinalt Ave. There is a gravel road with some sort of easement over lots 6 and 7.	
Notes: Purchase cost: \$2,805.21 Legal and physical access to this property is difficult. Bridge Creek flows through a ravine along the bottom third of the lot, and the property is generally steep.	
Finance Dept. Code:	

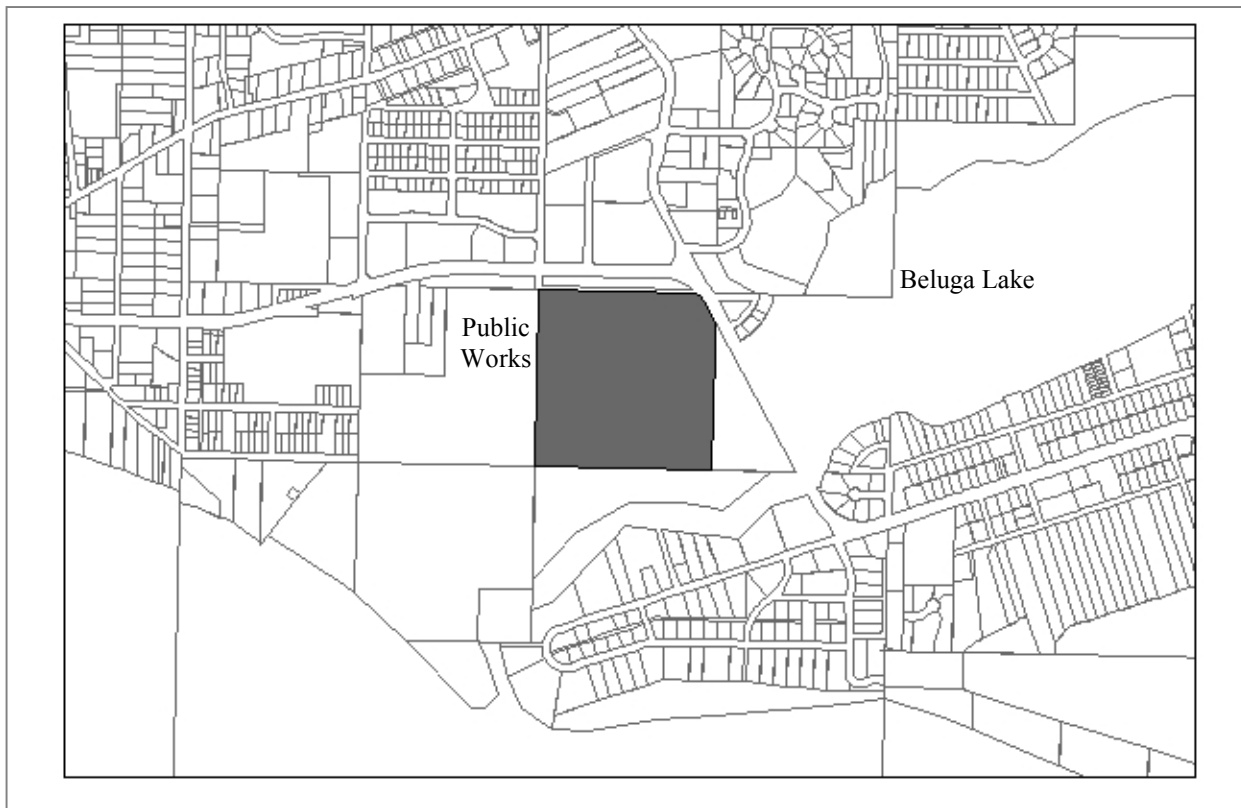
Homer Conservation Easement Lands

Existing conservation lands in Homer were mainly acquired through Exxon Valdez Oil Spill funding. Generally there are very strict easements on these lands as they were purchased to protect habitat, particularly shorebird habitat in sensitive areas. A portion of Louie's Lagoon has a conservation easement held by the Kachemak Heritage Land Trust.

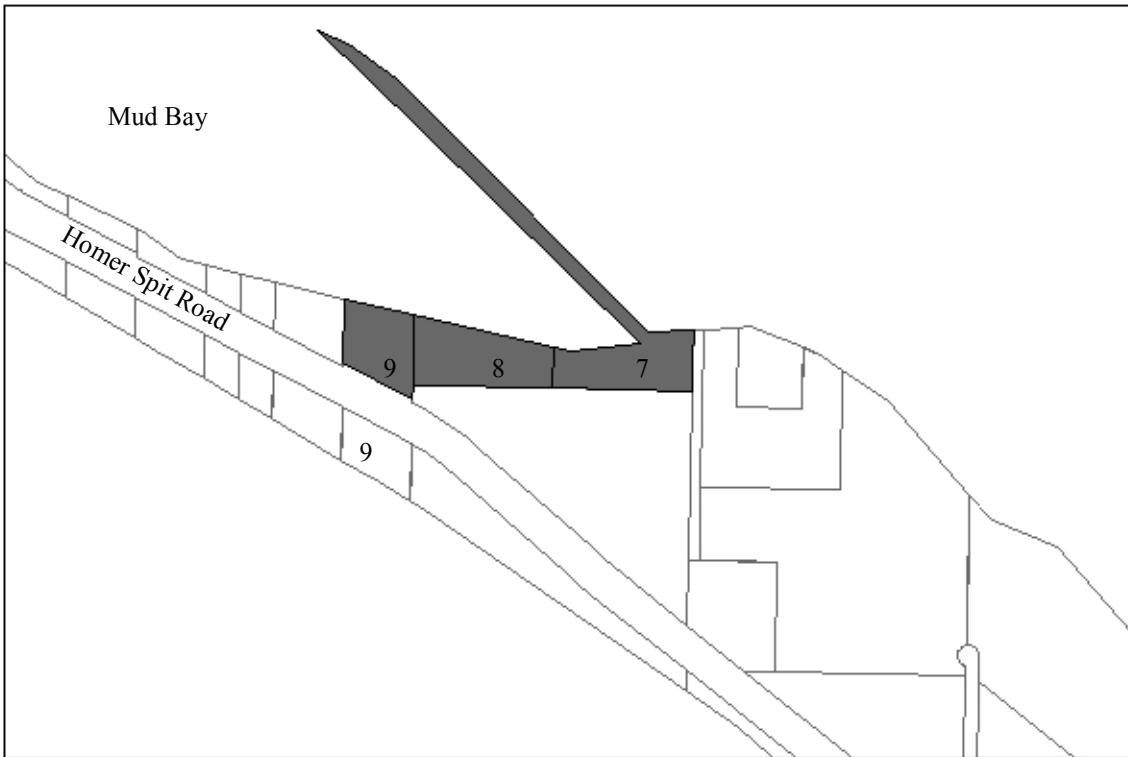
Total acreage: 169.72 acres.



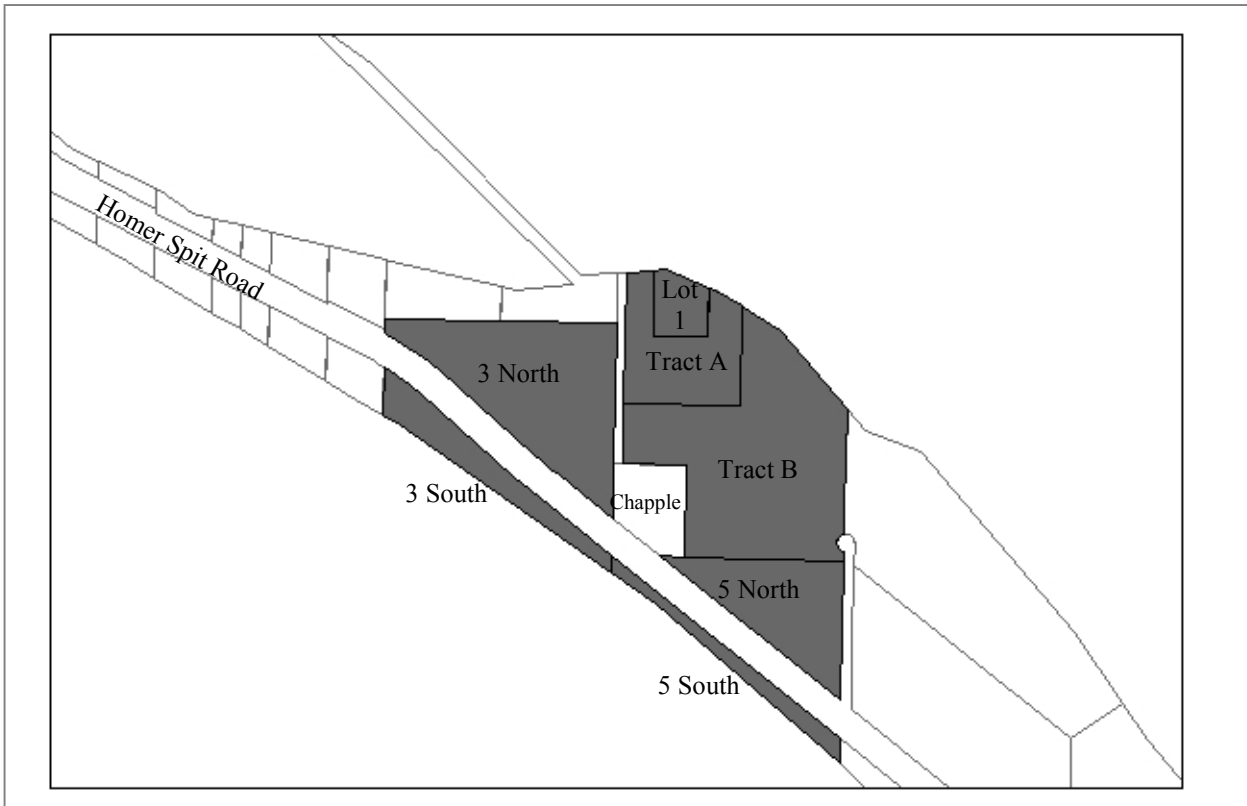
This section updated 1/20/2016



Designated Use:	
Acquisition History: EVOS purchase and conservation easement.	
Area: 39.24 acres	Parcel Number: 17714006
2015 Assessed Value: \$6,300	
Legal Description: HM T06S R13W S20 NW1/4 SE1/4 EXC HOMER BY PASS RD	
Zoning: Conservation	Wetlands: Beluga Slough Estuary
<p>Notes:</p> <ul style="list-style-type: none"> • Conservation Easement document recorded in Book 0275, Page 243, Homer Recording District, 4/21/98. • Parcel is within a FEMA-mapped floodplain. • Resolution 15-064 supported the inclusion of this land in the Western Hemisphere Shorebird Reserve Network 	
Finance Dept. Code: 392.0013	



Designated Use:	
Acquisition History: EVOS purchase and conservation easement. Resolution 97-72 and 104.	
Area: Lot 7: 7.1 acres Lot 8: 3.94 acres Lot 9: 3.00 acres Lot 9 S of Road: 2.16 acres (no EVOS Conservation Easement)	Parcel Number: 181020 02, 01, 18101023, 24
2015 Assessed Value: Lot 7: \$2,700 Lot 8: \$2,000 Lot 9: \$37,300 Lot 9S: \$1,500	
Legal Description: HM T06S R13W S27 GOVT LOT 7 (east) and 8 (west) HM T06S R13W S28 THAT PORTION OF GOVT LOT 9 LYING NORTH OF HOMER SPIT RD	
Zoning: Conservation—lots 7 and 8 Open Space Recreation—Lot 9	Environment: State Critical Habitat Area below 17.4 ft . mean high tide line.
Notes: <ul style="list-style-type: none"> • Conservation easement recorded in Book 0275, Page 229, Homer Recording District, 4/21/98. • Parcels are within a FEMA-mapped flood hazard area. 	
Finance Dept. Code:	



Designated Use:
Acquisition History: EVOS purchase and conservation easement.

Area: Total: 70.97 acres	Parcel Number: 18102 03, 04, 05, 06, 09, 10,14
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2015 Assessed Value: Total: \$257,300

Legal Description: T 6S R 13W SEC 27 SEWARD MERIDIAN HM:

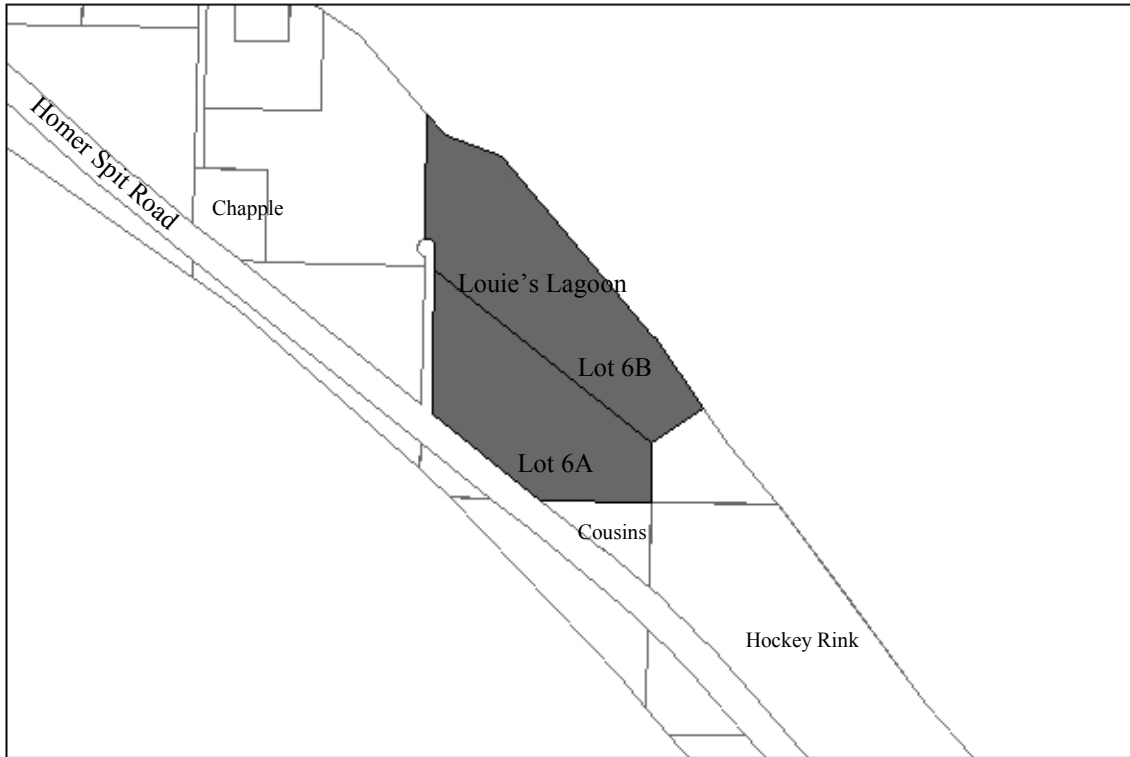
- 0630660 WALTER DUFOUR SUB LOT 1, 0630060 WALTER DUFOUR SUB TRACT A
- THAT PORTION OF GOVT LOT 3 LYING NORTH OF HOMER SPIT RD
- THAT PORTION OF GOVT LOT 3 LYING SOUTH OF HOMER SPIT RD
- THAT PORTION OF GOVT LOT 5 LYING NORTH OF HOMER SPIT RD
- PORTION OF GOVT LOT 5 LYING SOUTH OF HOMER SPIT HWY
- 0770055 WALTER DUFOUR SUB TRACT B TRACT B

Zoning: Conservation South side of lot 5 is zoned Marine Industrial, but development is restricted by the conservation easement.	Environment: State Critical Habitat Area below 17.4 ft. mean high tide line.
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Notes:

- Conservation easement recorded in Book 0275, Page 222, Homer Recording District ,4/21/98.
- Deeded to the City on same date, Book 0275, Page 236, HRD.
- Parcels are within a FEMA-mapped flood hazard area.

Finance Dept. Code:



Designated Use:	
Acquisition History: EVOS purchase and conservation easement.	
Area: Total: 45.47 acres	Parcel Number: 181-020 - 18, 19
2015 Assessed Value: Total: \$67,000	
Legal Description: HM2001008 T06S R13W S27 LOUIE'S LAGOON LOT 6-A HM2001008 T06S R13W S27 LOUIE'S LAGOON LOT 6-B	
Zoning: Conservation	Environment: State Critical Habitat Area below 17.4 ft. mean high tide line.
Notes:	
<ul style="list-style-type: none"> • Conservation easement recorded in Book 0275, Page 229, Homer Recording District, 4/21/98. This easement covers former Lot 6. See plat 2001-008. • Conservation easement with Kachemak Heritage Land Trust on Lot 6B. Executed 10/4/02, document 2004-004843-0 HRD. • Parcels are within a FEMA-mapped flood hazard area. 	
Finance Dept. Code:	

City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18103477	4480 HOMER SPIT RD	0.52	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 2007136 HOMER SPIT REPLAT 2006 LOT 9-A	A-2
18103478		0.53	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 2007136 HOMER SPIT REPLAT 2006 LOT 10-A	A-2
18103223		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 4	A-3
18103224		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 5	A-3
18103225		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 6	A-3
18103226		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 7	A-3
18103227		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 8	A-3
18103228	4290 FREIGHT DOCK RD	0.67		A-3
18103229		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 10	A-3
18103230		1.78	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 11	A-3
18103220	4380 FREIGHT DOCK RD	5.00	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 12	A-4
18103309	4390 HOMER SPIT RD	0.23	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 30	B-10
18103432	4400 HOMER SPIT RD	0.57	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT AMENDED LOT 32	B-11
18103431	4406 HOMER SPIT RD	0.20	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMD LOT 88-1	B-12
18103442	4460 HOMER SPIT RD	0.29	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED LOT 88-2	B-13
18103443	4470 HOMER SPIT RD	0.18	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED LOT 88-3	B-14
18103444	4474 HOMER SPIT RD	0.31	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED LOT 88-4	B-15
18103402	4535 HOMER SPIT RD	2.93	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 50	B-16
18103403		1.50	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 49 THAT PORTION PER LEASE 205/928	B-16
18103421	800 FISH DOCK RD	0.63	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0900052 CITY OF HOMER PORT INDUSTRIAL NO 3 LOT 12-A1	B-17

City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18103452	4501 ICE DOCK RD	0.79	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0990043 CITY OF HOMER PORT INDUSTRIAL NO 4 LOT 12-C	B-18
18103425	874 FISH DOCK RD	0.52	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0800092 CITY OF HOMER PORT INDUSTRIAL SUB NO 2 LOT 13B	B-19
17504024	4300 BARTLETT ST	7.12	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 2008092 SOUTH PENINSULA HOSPITAL SUB 2008 ADDN TRACT A2	B-2
18103419	842 FISH DOCK RD	1.49	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED ADL 18009 LOT 41 (ADL 18009)	B-20
18103427	843 FISH DOCK RD	0.07	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED THAT PORTION OF COAL POINT MONUMENT PARK AS PER LEASE AGREEMENT 187 @ 921	B-21
18103404	4667 HOMER SPIT RD	2.23	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 48	B-22
18103445	4688 HOMER SPIT RD	0.35	T 7S R 13W SEC 1 SEWARD MERIDIAN HM A PORTION OF GOVT LOT 20 PER A/L 207 @ 73	B-23
18103447	4690 HOMER SPIT RD	1.83	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0930049 HOMER SPIT SUB NO 6 VELMA'S ADDN LOT 45-A	B-25
18103260	4607 FREIGHT DOCK RD	0.46	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0970072 HOMER SPIT NO 6 8-E-1	B-26
18103238		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 19	B-27
18103105	3815 HOMER SPIT RD	1.60	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 5	B-3
18103117	3854 HOMER SPIT RD	11.27	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0940043 THE FISHIN HOLE SUB NO 2 TRACT 1-A	B-4
18103118	3978 HOMER SPIT RD	0.15	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0940043 THE FISHIN HOLE SUB NO 2 TRACT 1-B	B-5
18103119	1114 FREIGHT DOCK RD	0.18	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0940043 THE FISHIN HOLE SUB NO 2 TRACT 1-C	B-6
18103240	4323 FREIGHT DOCK RD	0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 21	B-7
18103218	4373 FREIGHT DOCK RD	0.32	T 6S & 7S R 13W SEC 36 & 1 SEWARD MERIDIAN HM 0920024 HOMER SPIT FOUR SUB	B-8
18103316	4262 HOMER SPIT RD	0.29	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 19	B-9
18103408		0.08	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 47	C-10
		1.50	Lot 3-A-1 Waddell - undergoing Subdivision	C-11

City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
17528001		1641.24	T 6S R 14W SEC 19 & 23 & 24 & 30 SEWARD MERIDIAN HM 0770064 ALASKA TIDELANDS SURVEY NO 612	C-2
17728001		499.54	T 6S R 13W SEC 20 & 29 SEWARD MERIDIAN HM 0742265 ALASKA TIDELAND SURVEY 612	C-2
18107001		4573.00	T 6S & 7S R 13W SEC 13 22 24 27 33 35 01 & 14 SEWARD MERIDIAN HM 0770064 ALASKA TIDELANDS SURVEY 612 THAT PTN LYING WITHIN SEC 13 & 14 & 22 THRU 24 & 26 THRU 28 & 33 THRU 36 OF T6S & WITHIN SEC 1 & 2 OF T7S EXCLUDING THAT PTN OF TIDELANDS VESTED TO S	C-2
1810125		19.23	T 6S R 13W SEC 21 SEWARD MERIDIAN HM 742449 THAT PTN OF ALASKA TIDELANDS SURVEY 612 W/IN SEC 21 LYING W OF HOMER SPIT RD & EXCL LEASED LANDS	C-2
1810126		51.47	T 6S R 13W SEC 28 SEWARD MERIDIAN HM 0742449 THAT PTN OF ALASKA TIDELANDS SURVEY 612 W/IN SEC 28 LYING W OF HOMER SPIT RD & EXCL LEASED LANDS	C-2
18103213	4666 FREIGHT DOCK RD	4.19	T 6S & 7S R 13W SEC 36 & 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED TRACT A	C-3
17715402		0.03	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0670365 W R BENSON SUB AMENDED LOT 46 EXCLUDING HOMER BY- PASS ROAD	C-4
17715403		0.03	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0670365 W R BENSONS SUB AMENDED LOT 47 EXC HOMER BY-PASS RD*	C-4
17708015		3.00	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0930008 HOMER FAA SITE SUB TRACT 38A	C-5
17719209	209 E PIONEER AVE	4.71	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0000251 - A NILS O SVEDLUND SUB LOT 7 TRACT B & PTN OF TR B AS FOLLOWS: BEG AT SE CORNER OF LOT 7 TH N 0 DEG 2' W 545 FT TO S ROW OF STERLING HWY, CORNER 2; TH N 75 DEG 15' E ALONG ROW 62.6 FT TO CORNER 3 TH S 00 DE	C-5
17908009		2.50	T 6S R 13W SEC 14 SEWARD MERIDIAN HM GOVT LOT 10	C-6
17908015		2.50	T 6S R 13W SEC 14 SEWARD MERIDIAN HM GOVT LOT 21	C-6
17908025		2.50	T 6S R 13W SEC 14 SEWARD MERIDIAN HM GOVT LOT 24	C-6
17908026		2.50	T 6S R 13W SEC 14 SEWARD MERIDIAN HM GOVT LOT 25	C-6
17908050	4757 Kachemak Drive	0.49	SOUTH HALF OF GOVERNMENT LOT 30 LYING WEST O KACHEMAK DRIVE	C-7
17717706	997 OCEAN DRIVE LOOP	0.68	T 6S R 13W SEC 29 SEWARD MERIDIAN HM 0003415 OSCAR MUNSON SUB LOT 43	C-8

City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
17717707	1017 OCEAN DRIVE LOOP	0.98	T 6S R 13W SEC 29 SEWARD MERIDIAN HM 0003415 OSCAR MUNSON SUB LOT 44	C-8
18103451	810 FISH DOCK RD	0.68	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0990043 CITY OF HOMER PORT INDUSTRIAL NO 4 LOT 12-B	C-9
17714014	3575 HEATH ST	0.92	T 6S R 13W SEC 20 SEWARD MERIDIAN HM POR PER E1/2 NW1/4 NE1/4 SW1/4 PER D-60-164	D-10
17714015	3575 HEATH ST	3.16	T 6S R 13W SEC 20 SEWARD MERIDIAN HM THAT PORTION OF E1/2 NW1/4 NE1/4 SW1/4 PER D-60 @ 05	D-10
17714016	3575 HEATH ST	30.00	T 6S R 13W SEC 20 SEWARD MERIDIAN HM NE1/4 NE1/4 SW1/4 & S1/2 NE1/4 SW1/4	D-11
17514301		0.27	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0000049 BUNNELLS SUB LOT 75	D-12
18103214	795 FISH DOCK RD	72.94	T 6S & 7S R 13W SEC 35 & 36 & 1 & 2 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED SMALL BOAT HARBOR	D-13
18103318		0.30	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 17	D-14
18103319		0.31	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 16	D-14
18103320		0.31	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 15	D-14
18103321		0.31	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 14	D-14
18103322	4166 HOMER SPIT RD	0.30	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 13	D-14
18103324	4166 HOMER SPIT RD	1.59	T 6S & 7S R 13W SEC 35 & 36 & 1 & 2 SEWARD MERIDIAN HM 0910003 HOMER SPIT SUB NO TWO LOT 12A	D-14
18103216		5.22	T 6S & 7S R 13W SEC 35 & 36 & 1 & 2 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED LOT G-8	D-15
18103247	4171 FREIGHT DOCK RD	0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 28	D-15
18103248	4155 FREIGHT DOCK RD	0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 29	D-15
18103249	4147 FREIGHT DOCK RD	0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 30	D-15
18103250	4123 FREIGHT DOCK RD	0.22	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 31	D-15

City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18103251	4109 FREIGHT DOCK RD	0.22	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 32	D-15
18103252	4081 FREIGHT DOCK RD	0.22	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 33	D-15
18103253	4065 FREIGHT DOCK RD	0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 34	D-15
18103254	4035 FREIGHT DOCK RD	0.31	T 6S R 13W SEC 35 & 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 35	D-15
18103255	4001 FREIGHT DOCK RD	0.35	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 36	D-15
18103256		0.50	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 37	D-15
18103221		0.65	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 2	D-16
18103222		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 3	D-16
18103231		0.66	T 6S R 13W SEC 35 & 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 1	D-16
18103233		0.32	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 14	D-17
18103234		0.32	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 15	D-17
18103235		0.19	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 16	D-17
18103236		0.24	T 6S & 7S R 13W SEC 36 & 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 17	D-17
18103237		0.33	T 6S & 7S R 13W SEC 36 & 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 18	D-17
18103239		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 20	D-17
18103241		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 22	D-17
18103242		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 23	D-17
18103243		0.26	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 24	D-17
18103244		0.22	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 25	D-17
18103245		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 26	D-17

City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18103246		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 27	D-17
18103232		2.08	T 6S & 7S R 13W SEC 36 & 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 13	D-18
18103259		1.12	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0970072 HOMER SPIT NO 6 8-D-1	D-19
17510071		4.30	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2000022 HOMER SCHOOL SURVEY 1999 CITY ADDN TRACT 2	D-2
18103310	4348 HOMER SPIT RD	0.65	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 29	D-20
18103311	4350 HOMER SPIT RD	0.28	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 28	D-20
18103441		0.60	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED PARKING AND ACCESS AREA	D-21
18103403	4603 HOMER SPIT RD	2.00	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 49	D-22
17514416	3713 MAIN ST	1.31	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2008016 HOMER PUBLIC LIBRARY NO 2 LOT 2	D-3
17710739	400 HAZEL AVE	2.24	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 2005036 GLACIER VIEW SUB NO 26 TRACT B	D-4
17710740	500 HAZEL AVE	3.01	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 2005036 GLACIER VIEW SUB NO 26 TRACT A	D-4
17720408	491 E PIONEER AVE	1.12	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 2004048 GLACIER VIEW SUB CAMPUS ADDN LOT 6-A-2	D-5
17702057	604 E PIONEER AVE	1.57	T 6S R 13W SEC 17 & 20 SEWARD MERIDIAN HM 0870011 NEW HOMER HIGH SCHOOL NO 2 TRACT 1-B	D-6
17504011	102 DEHEL AVE	0.50	T 6S R 13W SEC 18 SEWARD MERIDIAN HM N 150 FT OF THE S 250 FT OF THE E 180 FT OF THE NE1/4 SE1/4	D-7
17701009		1.50	T 6S R13W SEC 17 SEWARD MERIDIAN HM 2014023 BARNETT SUB QUIET CREEK ADDN 2014 TRACT A2	D-8
17714020	3577 HEATH ST	1.85	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0850128 GLACIER VIEW SUB NO 18 LOT 1	D-9
17505107	122 W BAYVIEW AVE	0.26	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 2 TRACT A	E-10
17505108	110 MOUNTAIN VIEW DR	0.26	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 1 TRACT A	E-10
17726038		0.02	T 6S R 13W SEC 17 SEWARD MERIDIAN HM 0760026 KAPINGEN SUB UNIT 3 PARK RESERVE	E-10

City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
17727049		0.04	T 6S R 13W SEC 17 SEWARD MERIDIAN HM 0770065 ISLAND VIEW SUB PARK	E-10
17513328	3859 BARTLETT ST	0.25	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 11-B	E-11
17513329		0.85	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 12-A	E-11
17514235	224 W PIONEER AVE	0.06	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2007124 BUNNELLS SUB NO 21 LOT 37F-1	E-12
17720204	580 E PIONEER AVE	0.31	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0750018 GLACIER VIEW SUB NO 1 REPLAT LTS 1 8 & 9 BLK 4 LOT 9-A	E-13
17903007	1136 EAST END RD	0.28	T 6S R 13W SEC 16 SEWARD MERIDIAN HM 0003373 JAMES WADDELL SURVEY OF TRACT 4 LOT 4A	E-14
17712014		1.73	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0003743 WADDELL SUB THAT PORTION S OF HOMER BY PASS RD	E-15
17730251		0.38	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0840005 LAKESIDE VILLAGE SUB AMENDED JEFFERY PARK	E-16
17712022	3664 BEN WALTERS LN	2.48	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0840122 LAKESIDE VILLAGE PARK ADDN REPLAT LOT 1A-2	E-17
17714010	3300 BELUGA PL	3.46	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 DEG 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 DE	E-18
17520009	131 OHLSON LN	0.32	T 6S R 13W SEC 19 SEWARD MERIDIAN HM PORTION THEREOF S OF OLSEN LANE	E-19
17302201		33.00	T 6S R 14W SEC 9 SEWARD MERIDIAN HM SE1/4 SE1/4 EXCLUDING THE W1/2 SW1/4 SE1/4 SE1/4	E-2
17303229		240.00	T 6S R 14W SEC 10 SEWARD MERIDIAN HM SE1/4 & S1/2 SW1/4	E-2
17730239		0.21	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0840005 LAKESIDE VILLAGE SUB AMENDED LOT 2 BLK 4	E-20
17901023	4829 JACK GIST LN	14.60	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0990063 JACK GIST SUB LOT 2	E-21
17936020	2976 KACHEMAK DR	1.65	T 6S R 13W SEC 22 SEWARD MERIDIAN HM 0830087 SCENIC BAY SUB LOT 4	E-22
17915003		0.24	T 6S R 13W SEC 23 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 3 LYING SOUTHEASTERLY OF KACHEMAK BAY DRIVE	E-23

City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
17910001		5.00	T 6S R 13W SEC 14 SEWARD MERIDIAN HM GOVT LOT 36	E-24
17911005		0.39	T 6S R 13W SEC 14 SEWARD MERIDIAN HM 0004712 HARRY FEYER SUB LOT 1	E-24
18101002		3.72	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 15	E-25
18101003		5.05	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 14	E-25
18101004		6.07	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 13	E-25
18101005		5.98	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 12	E-25
18101006		5.03	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 11	E-25
18101007		6.47	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 10	E-25
18101008		4.60	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 8	E-25
18101009		1.44	T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 7 LYING SOUTH OF HOMER SPIT RD	E-25
18101010	1920 HOMER SPIT RD	0.81	T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 7 LYING NORTH OF HOMER SPIT RD	E-25
18101011		0.77	T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 6 LYING NORTH OF HOMER SPIT RD	E-25
18101012		1.20	T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 6 LYING SOUTH OF HOMER SPIT RD	E-25
18101013		1.32	T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 5 LYING SOUTH OF HOMER SPIT RD	E-25
18103101		1.82	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 2	E-26
18103102	3735 HOMER SPIT RD	2.10	T 6S R 13W SEC 35 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 14 LYING SOUTHWEST OF THE HOMER SPIT RD	E-26
18102011		0.70	T 6S R 13W SEC 27 SEWARD MERIDIAN HM GOVT LOT 6 SW OF HWY	E-27
18103002		7.51	T 6S R 13W SEC 34 SEWARD MERIDIAN HM PORTION GOVT LOT 1	E-27
18103004		4.79	T 6S R 13W SEC 35 SEWARD MERIDIAN HM PORTION GOVT LOT 1	E-27
18103006		10.00	T 6S R 13W SEC 35 SEWARD MERIDIAN HM PORTION GOVT LOT 2	E-27
18103116	3800 HOMER SPIT RD	17.17	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0920039 THE FISHIN HOLE SUB TRACT 2	E-28

City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18103108		3.72	T 6S & 7S R 13W SEC 35 & 2 SEWARD MERIDIAN HM 0890034 - HOMER SPIT SUB AMENDED 7	E-29
18103301		1.98	T 7S R 13W SEC 2 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 9	E-29
17321011		3.34	T 6S R 14W SEC 3 SEWARD MERIDIAN HM 0631146 TICE ACRES SUB HICKERSON MEMORIAL CEMETERY	E-3
17321013	40722 STACEY ST	1.68	T 6S R 14W SEC 3 SEWARD SW HM 2006017 TICE ACRES REPLAT NO 1 LOT 11-A	E-3
17321014	40746 STACEY ST	0.94	T 6S R 14W SEC 3 SEWARD SW HM 2006017 TICE ACRES REPLAT NO 1 LOT 11-B	E-3
17321015	41170 BELNAP DR	0.95	T 6S R 14W SEC 3 SEWARD SW HM 2006017 TICE ACRES REPLAT NO 1 LOT 11-C	E-3
18103304		1.08	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 11	E-30
18103305		0.99	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 20	E-30
18103306	4225 HOMER SPIT RD	0.29	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0640816 SUB OF LOT 11 HOMER SPIT ALASKA LOT 11B EXCLUDING THE HOMER SPIT RD	E-30
18103401		2.52	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 31	E-31
18103426		1.09	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED COAL POINT MONUMENT PARK EXCLUDING THAT PORTION AS PER LEASE AGREEMENT 187 @ 921	E-32
18103446		0.11	T 7S R 13W SEC 1 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 20 LYING NE OF THE HOMER SPIT RD & BOUNDED ON THE NW BY LOT 43 OF HOMER SPIT SUB AMENDED & BOUNDED ON THE NE BY ATS 612 & BOUNDED ON THE SE BY LOT 45 OF HOMER SPIT SUB AMENDED & BOUNDED ON THE	E-33
18103448		0.43	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0930049 HOMER SPIT SUB NO 6 VELMA'S ADDN LOT 45-B	E-34
17503025		6.57	T 6S R 14W SEC 13 SEWARD MERIDIAN HM SW1/4 SE1/4 NORTH OF SKYLINE DRIVE EXCLUDING SKYLINE DR SUB	E-4
17502056		1.04	T 6S R 14W SEC 13 SEWARD MERIDIAN HM 0770024 EMERALD HIGHLAND ESTATES SUB UNIT 3 LOT 1B BLK 3	E-5
17524110		0.49	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 70	E-6

City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
17524111		0.36	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 66	E-6
17524112		0.34	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 67	E-6
17524126		0.35	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 60	E-6
17524127		0.36	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 59	E-6
17524128		0.38	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 58	E-6
17524129		0.39	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 57	E-6
17524130		0.35	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 65	E-6
17524006		2.75	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0700402 W R BELL SUB TRACT E	E-7
17504003		10.00	T 6S R 13W SEC 18 SEWARD MERIDIAN HM SE1/4 NE1/4 SW1/4	E-8
17504023	360 W FAIRVIEW AVE	38.30	T 6S R 13W SEC 18 SEWARD MERIDIAN HM THAT PORTION OF SW1/4 SE1/4 EXCLUDING SOUTH PENINSULA HOSPITAL SUB AND SOUTH PENINSULA HOSPITAL SUB 2008 ADDN	E-9
17305111		60.00	T 6S R 13W SEC 5 & 6 SEWARD MERIDIAN HM S1/2 S1/2 SE1/4 SW1/4 & S1/2 SW1/4 SW1/4 OF SEC 5 & S1/2 SE1/4 SE1/4 & S1/2 N1/2 SE1/4 SE1/4 OF SEC 6	F-2
17305236		10.00	T 6S R 13W SEC 5 SEWARD MERIDIAN HM SW1/4 SW1/4 SE1/4	F-2
17305301		30.00	T 6S R 13W SEC 8 SEWARD MERIDIAN HM N1/2 N1/2 NW1/4 NW1/4 & N1/2 NE1/4 NW1/4	F-2
17307053		0.41	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 2 THAT PORTION THEREOF LYING EAST OF DIAMOND RIDGE ROAD	F-2
17307057		1.47	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 13 A PORTION THEREOF	F-2
17307059		0.13	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 13 A PORTION THEREOF	F-2
17307060		4.60	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 14 THE W1/2 THEREOF	F-2

City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
17307062	160 CROSSMAN RIDGE RD	7.35	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 1 PORTION THEREOF	F-2
17307064		6.94	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 2 PORTION THEREOF	F-2
17305120		70.00	T 6S R 13W SEC 5 SEWARD MERIDIAN HM NE1/4 SW1/4 & N1/2 SE1/4 SW1/4 & N1/2 S1/2 SE1/4 SW1/4	F-3
17305234		80.00	T 6S R 13W SEC 5 SEWARD MERIDIAN HM E1/2 SE1/4	F-3
17305235		70.00	T 6S R 13W SEC 5 SEWARD MERIDIAN HM NW1/4 SE1/4 & E1/2 SW1/4 SE1/4 & NW1/4 SW1/4 SE1/4	F-3
17307076	5601 CARTER DR	5.93	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0840119 PIONEER VALLEY SUB LOT 2	F-4
17307094	184 SKYLINE DR	7.83	Hillstrands Homestead Lot 1	F-5
17308034	192 SKYLINE DR	3.00	T 6S R 13W SEC 8 SEWARD MERIDIAN HM 0960051 TULIN TERRACE SUB UPPER TERRACE LOT 34	F-5
17307095,6	188 SKYLINE DR	8.34	Hillstrands Homestead Lot 2	F-5
17366006		6.95	T 6S R 13W SEC 9 SEWARD MERIDIAN HM PTN NE1/4 NW1/4 STARTING @ 1/4 CORNER SECS 4 & 9; TH S 1320 FT TO CN1/16 CORNER; TH W 1320 FT TO NW1/16 CORNER; TH E 1020 FT TO POB; TH N 995 FT TO THREAD OF BRIDGE CREEK; TH E ON THREAD OF BRIDGE CREEK TO N-S CEN	F-6
17366007		13.55	T 6S R 13W SEC 9 SEWARD MERIDIAN HM PTN NE1/4 NW1/4 STARTING @ 1/4 CORNER SECS 4 & 9; TH S 1320 FT TO CN1/16 CORNER; TH W 1320 FT TO NW1/16 CORNER; TH E 390 FT TO POB; TH N 960 FT TO THREAD OF BRIDGE CREEK; TH E ON THREAD OF BRIDGE CREEK 650 FT; TH	F-6
17366008		9.10	T 6S R 13W SEC 9 SEWARD MERIDIAN HM PTN OF NE1/4 NW1/4 STARTING @ 1/4 CORNER OF SECS 4 & 9; TH S 1320 FT TO CN1/16 CORNER; TH W 1320 FT TO NW1/16 CORNER; TH E 390 FT TO POB; TH N 960 FT TO THREAD OF BRIDGE CREEK; TH W ON THREAD OF BRIDGE CREEK 400	F-6
17305219		40.00	T 6S R 13W SEC 4 SEWARD MERIDIAN HM SW1/4 NW1/4	F-7
17714006		39.24	T 6S R 13W SEC 20 SEWARD MERIDIAN HM NW1/4 SE1/4 EXC HOMER BY PASS RD	G-2
18101023		3.00	T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 9 LYING NORTH OF HOMER SPIT RD	G-3

City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18101024		2.16	T 6S R 13W SEC 27 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 9 LYING SOUTH OF HOMER SPIT RD	G-3
18102001		3.94	T 6S R 13W SEC 27 SEWARD MERIDIAN HM GOVT LOT 8	G-3
18102002	3079 HOMER SPIT RD	7.10	T 6S R 13W SEC 27 SEWARD MERIDIAN HM GOVT LOT 7	G-3
18102003		1.02	T 6S R 13W SEC 27 SEWARD MERIDIAN HM 0630660 WALTER DUFOUR SUB LOT 1	G-4
18102004		6.90	T 6S R 13W SEC 27 SEWARD MERIDIAN HM 0630060 WALTER DUFOUR SUB TRACT A	G-4
18102005		17.46	T 6S R 13W SEC 27 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 3 LYING NORTH OF HOMER SPIT RD	G-4
18102006		7.50	T 6S R 13W SEC 27 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 3 LYING SOUTH OF HOMER SPIT RD	G-4
18102009		9.00	T 6S R 13W SEC 27 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 5 LYING NORTH OF HOMER SPIT RD	G-4
18102010		3.90	T 6S R 13W SEC 27 SEWARD MERIDIAN HM PORTION OF GOVT LOT 5 LYING SOUTH OF HOMER SPIT HWY	G-4
18102014		25.19	T 6S R 13W SEC 27 SEWARD MERIDIAN HM 0770055 WALTER DUFOUR SUB TRACT B TRACT B	G-4
18102018		19.66	T 6S R 13W SEC 27 SEWARD MERIDIAN HM 2001008 LOUIE'S LAGOON LOT 6-A	G-5
18102019		25.81	T 6S R 13W SEC 26 & 27 SEWARD MERIDIAN HM 2001008 LOUIE'S LAGOON LOT 6-B	G-5



In negotiations for tower

Legend

- Parcels
- City Lands**
- Available for Lease
- Leased Lands
- Other City Lands (undesignated)
- City Facilities
- Parks

CALL TO ORDER
PLEDGE OF ALLEGIANCE
AGENDA APPROVAL

HOMER CITY COUNCIL
491 E. PIONEER AVENUE
HOMER, ALASKA
www.cityofhomer-ak.gov



REGULAR MEETING
6:00 P.M. MONDAY
APRIL 11, 2016
COWLES COUNCIL CHAMBERS

MAYOR BETH WYTHE
COUNCIL MEMBER DAVID LEWIS
COUNCIL MEMBER BRYAN ZAK
COUNCIL MEMBER GUS VAN DYKE
COUNCIL MEMBER CATRIONA REYNOLDS
COUNCIL MEMBER DONNA ADERHOLD
COUNCIL MEMBER HEATH SMITH
CITY ATTORNEY THOMAS KLINKNER
CITY MANAGER KATIE KOESTER
CITY CLERK JO JOHNSON

REGULAR MEETING AGENDA

Worksession 4:00 p.m. and Committee of the Whole 5:00 p.m. in Homer City Hall Cowles Council Chambers.

1. CALL TO ORDER, PLEDGE OF ALLEGIANCE

Department Heads may be called upon from time to time to participate via teleconference.

2. AGENDA APPROVAL

(Addition of items to or removing items from the agenda will be by unanimous consent of the Council. HCC 1.24.040.)

3. PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA

4. RECONSIDERATION

- A. **Ordinance 16-10**, An Ordinance of the City Council of Homer, Alaska, Amending the 2016 Operating Budget to Allow for the Completion of the 2016 Streets Repaving Project Utilizing Homer Accelerated Roads and Trails (HART) Funds in an Amount Not to Exceed \$638,000. City Manager/Public Works Director. Introduction March 14, 2016, Public Hearing and Second Reading March 29, 2016. Reconsideration issued by Councilmember Zak on March 29, 2016. Page 173

Memorandums 16-043 and 16-062 from Public Works Superintendent as backup.

Pages 177/183

5. CONSENT AGENDA

(Items listed below will be enacted by one motion. If separate discussion is desired on an item, that item may be removed from the Consent Agenda and placed on the Regular Meeting Agenda at the request of a Councilmember.)

- A. Homer City Council unapproved Regular meeting minutes of March 29, 2016. City Clerk. Recommend adoption. Page 203

- B. **Memorandum 16-058**, from Mayor Wythe, Re: Appointments of Anders Gustafson to the Economic Development Advisory Commission and Mark Zeiset to the Port and Harbor Advisory Commission. Page 233

- C. **Resolution 16-037**, A Resolution of the City Council of Homer, Alaska, Amending the Parks and Recreation Advisory Commission Bylaws, Regular Meetings, Chair or Vice Chair to Conduct Agenda Review. City Clerk/Parks and Recreation Advisory Commission. Recommend adoption. Page 239

Memorandum 16-060 from Parks and Recreation Advisory Commission as backup. Page 241

- D. **Resolution 16-038**, A Resolution of the City Council of Homer, Alaska, Supporting the Soccer Association of Homer's South Peninsula Athletic and Recreation Center (SPARC) Facility. Reynolds. Recommend adoption. Page 251

- E. **Resolution 16-039**, A Resolution of the City Council of Homer, Alaska, Expressing Support for the Remote Transactions Parity Act. Reynolds. Recommend adoption. Page 253

6. VISITORS

- A. Rachel Lord, Cook Inletkeeper Upcoming Projects, 10 minutes.

7. ANNOUNCEMENTS/PRESENTATIONS/BOROUGH REPORT/COMMISSION REPORTS

- A. Mayor's Proclamation, National Library Week, April 10 - 16, 2016 Page 259

- B. Borough Report

- C. Commissions/Board Reports:

1. Library Advisory Board
2. Homer Advisory Planning Commission
 - a. Minutes of March 16, 2016 Page 261
3. Economic Development Advisory Commission
4. Parks and Recreation Advisory Commission
5. Port and Harbor Advisory Commission
6. Cannabis Advisory Commission

8. PUBLIC HEARING(S)

A. KACHEMAK DRIVE PHASE III WATER AND SEWER SPECIAL ASSESSMENT DISTRICT

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- B. Ordinance 16-09(A)**, An Ordinance of the City Council of Homer, Alaska, Amending the FY 2016 Operating Budget by Appropriating Funds in the Amount of ~~\$39,300~~ **\$54,300** From Port and Harbor Reserves for the Construction of the Sport Fishing Trailer Parking Lot Drainage Improvement and Authorizing the City Manager to Execute All Appropriate Documents Necessary to Complete the Work. City Manager/Port and Harbor Director. Introduction March 14, 2016, Public Hearing and Second Reading March 29, 2016. Page 283

Memorandums 16-042 and 16-065 from Port and Harbor Director as backup.

Pages 289/291

- C. Ordinance 16-13**, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code 7.16.020 Operating, Stopping or Parking of Motor Vehicles in Beach Areas Prohibited; Exceptions, to Extend From October 1 to March 31 the Period During Which a Person May Operate, Stop and Park a Motor Vehicle Between the South End of Mariner Park Beach and the East End of the Seawall Solely for the Purpose of Gathering Sand and Coal. Lewis. Introduction March 29, 2016, Public Hearing and Second Reading April 11, 2016. Page 293

Memorandum 16-053 from City Clerk as backup. Page 297

- D. **Ordinance 16-14**, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code 21.12.020, Permitted Uses and Structures; Regarding the Permission of Detached Dwelling Units in the Rural Residential Zoning District. Planning. Introduction March 29, 2016, Public Hearing and Second Reading April 11, 2016.

Page 299

Memorandum 16-055 from City Planner as backup. Page 305

- E. **Ordinance 16-15**, An Ordinance of the City Council of Homer, Alaska, Amending the FY 2016 Operating Budget by Appropriating Funds in the Amount of \$9,000 From Port and Harbor Reserves for Homer Spit Parking Signage and Long-Term Boat Trailer Parking Enforcement Improvements. City Manager/Port and Harbor Director. Introduction March 29, 2016, Public Hearing and Second Reading April 11, 2016. Page 319

Memorandum 16-056 from Port and Harbor Director as backup. Page 323

- F. **Ordinance 16-16**, An Ordinance of the City Council of Homer, Alaska, Authorizing the Transfer of \$80,000 From the Public Safety Building Project to the Fire Station Improvement Project to Fund Design. Mayor. Introduction March 29, 2016, Public Hearing and Second Reading April 11, 2016. Page 325

- G. **Ordinance 16-17(S)**, An Ordinance of the Homer City Council Determining That a Public Purpose Does Not Exist for City Properties Described as Lot 1, Harry Feyer Subdivision, and the Following Located in Section 14, Township 6, Range 13, Seward Meridian: Govt. Lot 3 Lying East of Kachemak Drive, S. ½ of Govt. Lot 30 Lying West of Kachemak Drive, and Govt. Lots 10, 21, 24, 25 and 36; and Authorizing Their Sale. City Manager. Introduction March 29, 2016, Public Hearing and Second Reading April 11, 2016. Page 333

- H. **Resolution 16-032**, A Resolution of the City Council of Homer, Alaska, Amending the City of Homer Fee Schedule to Include Long Term Boat Trailer Parking. City Manager/Port and Harbor Director. Page 373

Memorandum 16-056 from Port and Harbor Director as backup. Page 323

- I. **Resolution 16-033(S)**, A Resolution of the City Council of Homer, Alaska Amending the Port of Homer Terminal Tariff No. 600 to Include Long Term Boat Trailer Parking

Fees. City Manager/Port and Harbor Director. Page 383

Memorandum 16-056 from Port and Harbor Director as backup. Page 323

9. ORDINANCE(S)

- A. **Ordinance 16-18**, An Ordinance of the City Council of Homer, Alaska, Enacting Homer City Code Chapter 3.20, Recreational Facility Matching Grants; and Amending the FY 2016 Operating Budget by Appropriating Funds in the Amount of \$900,000 From the Permanent Fund to the Recreational Facility Matching Grant Fund. Lewis. Recommended dates: Introduction April 11, 2016, Public Hearing and Second Reading April 25, 2016. Page 389

10. CITY MANAGER'S REPORT

A. City Manager's Report Page 397

B. Bid Report Page 405

11. CITY ATTORNEY REPORT

12. COMMITTEE REPORT

A. Public Arts Committee

B. Employee Committee Report

C. Public Safety Building Review Committee

13. PENDING BUSINESS

- A. ***If reconsidered: Ordinance 16-10***, An Ordinance of the City Council of Homer, Alaska, Amending the 2016 Operating Budget to Allow for the Completion of the 2016 Streets Repaving Project Utilizing Homer Accelerated Roads and Trails (HART) Funds in an Amount Not to Exceed \$638,000. City Manager/Public Works Director. Introduction March 14, 2016, Public Hearing and Second Reading March 29, 2016. Reconsideration issued by Councilmember Zak on March 29, 2016. Page 173

Memorandums 16-043 and 16-062 from Public Works Superintendent as backup.

Pages 177/183

- B. **Resolution 16-029**, A Resolution of the City Council of Homer, Alaska, Amending the Beach Policy for Operating, Stopping or Parking of Motor Vehicles in Beach Areas Prohibited to Add an Exception to the Southern End of the Vacated Easement Formally Known as Shirlene Circle and the Area West of Bishop's Beach Park Access Between the South End of Mariner Park Beach to the East End of the Seawall From October 31 Through March 1 Solely for the Purpose of Gathering Sand and Coal. Reynolds.

Page 413

Resolution 16-029(S), A Resolution of the City Council of Homer, Alaska, Amending the Beach Policy for Operating, Stopping or Parking of Motor Vehicles in Beach Areas Prohibited to Add an Exception to the Southern End of the Vacated Easement Formally Known as Shirlene Circle and the Area West of Bishop's Beach Park Access Between the South End of Mariner Park Beach to the East End of the Seawall From October ~~31~~ 1 Through March ~~1~~ 31 Solely for the Purpose of Gathering Sand and Coal. Reynolds.

Page 415

14. NEW BUSINESS

- A. **Memorandum 16-059**, from City Clerk, Re: Authorization for Councilmember Zak to Travel to Girdwood, Alaska, to Attend the Institute of the North Alaska Dialogue on Devolution: Strengthening State, Local and Tribal Governments on May 20 and 21, 2016.

Page 431

15. RESOLUTIONS

- A. **Resolution 16-040**, A Resolution of the City Council of Homer, Alaska, Approving a Memorandum of Agreement Between the City of Homer and Homer Electric Association Regarding the Dedication of a Right of Way by Homer Electric Association to the City of Homer So Long as the City Takes Responsibility for Any Environmental Contamination Resulting From the City's Excavation on That Right of Way. City Manager.

Page 441

Memorandum 16-064 from City Manager as backup.

Page 449

- B. **Resolution 16-041**, A Resolution of the City Council of Homer, Alaska, Amending the Homer Accelerated Roads and Trails Program (HART) Policy Manual to Change the Allocation of Costs for Street Reconstruction and New Street Construction, and the Basis for Assessing Such Costs; Amending the HART and Homer Accelerated Water and Sewer Program (HAWSP) Policy Manuals to State That Expenditures Under Each

Program is Subject to the Availability of Funds; and Referring Other Revisions of the HART Policy Manual to the Homer Advisory Planning Commission for Its Review and Recommendations. City Manager. Recommend Public Hearing April 25, 2016.

Page 451

Memorandum 16-063 from City Manager as backup.

Page 475

- 16. COMMENTS OF THE AUDIENCE**
- 17. COMMENTS OF THE CITY ATTORNEY**
- 18. COMMENTS OF THE CITY CLERK**
- 19. COMMENTS OF THE CITY MANAGER**
- 20. COMMENTS OF THE MAYOR**
- 21. COMMENTS OF THE CITY COUNCIL**

22. ADJOURNMENT

Next Regular Meeting is Monday, April 25, 2016 at 6:00 p.m. and Committee of the Whole 5:00 p.m. A Worksession is scheduled for Monday, April 18, 2016 at 5:00 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PUBLIC COMMENTS
UPON MATTERS
ALREADY ON THE AGENDA

RECONSIDERATION

ORDINANCE REFERENCE SHEET
2016 ORDINANCE
ORDINANCE 16-10

An Ordinance of the City Council of Homer, Alaska, Amending the 2016 Operating Budget to Allow for the Completion of the 2016 Streets Repaving Project Utilizing Homer Accelerated Roads and Trails (HART) Funds in an Amount Not to Exceed \$638,000.

Sponsor: City Manager/Public Works Director

1. Council Regular Meeting March 14, 2016 Introduction
 - a. Memorandum 16-043 w/named streets, construction costs, and maps from Public Works Superintendent as backup
2. Council Regular Meeting March 29, 2016 Public Hearing and Second Reading
 - a. Memorandum 16-043 w/named streets, construction costs, and maps from Public Works Superintendent as backup
3. Council Regular Meeting April 11, 2016 Reconsideration and Second Reading
 - a. Memorandum 16-043 from Public Works Superintendent as backup w/named streets, construction costs, and maps
 - b. Memorandum 16-062 from Public Works Superintendent as backup w/photos of streets

1 **CITY OF HOMER**
2 **HOMER, ALASKA**

3 City Manager/
4 Public Works Director

5 **ORDINANCE 16-10**

6
7 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
8 AMENDING THE 2016 OPERATING BUDGET TO ALLOW FOR THE
9 COMPLETION OF THE 2016 STREETS REPAVING PROJECT
10 UTILIZING HOMER ACCELERATED ROADS AND TRAILS (HART)
11 FUNDS IN AN AMOUNT NOT TO EXCEED \$638,000.
12

13 WHEREAS, Periodically, Public Works coordinates the repaving of roads where the
14 pavement has reached its useful life (20-30 years old), including grinding of existing pavement
15 and resurfacing; and
16

17 WHEREAS, Public Works has successfully completed similar projects in 2006, 2009, and
18 2012 utilizing HART funds; and
19

20 WHEREAS, Public Works has inspected pavement conditions on all City maintained
21 roads and recommends that nine road sections be resurfaced (see Memorandum 16-043) and
22 estimated the cost of each.
23

24 NOW, THEREFORE, THE CITY OF HOMER ORDAINS:
25

26 Section 1. The FY 2016 Operating Budget is hereby amended by appropriating an
27 amount not to exceed \$638,000 from the Homer Accelerated Roads and Trails (HART) Fund
28 for completing the 2016 Street Repaving Project.
29

30 Expenditure:

<u>Account No.</u>	<u>Description</u>	<u>Amount</u>
160-766	HART	\$638,000

31
32
33

34 Section 2. This budget amendment ordinance is not permanent in nature, and shall
35 not be codified.
36

37 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this _____ day of _____
38 _____, 2016.
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CITY OF HOMER

MARY E. WYTHE, MAYOR

ATTEST:

JO JOHNSON, MMC, CITY CLERK

AYES:

NOES:

ABSTAIN:

ABSENT:

First Reading:

Public Hearing:

Second Reading:

Effective Date:

Reviewed and approved as to form:

Mary K. Koester, City Manager

Thomas F. Klinkner, City Attorney

Date: _____

Date: _____



**CITY OF HOMER
PUBLIC WORKS DEPARTMENT**

Dan Gardner, PW Superintendent
3575 Heath St.
Homer, Alaska 99603

Telephone: (907)235-3170

Fax: (907)235-3145

EMAIL : dgardner@ci.homer.ak.us

Memorandum 16-043

To: Katie Koester, City Manager
From: Dan Gardner, Superintendent
Thru: Carey Meyer, PW Director
Date: February 16, 2016
Subject: PROPOSED STREETS REPAVING PROGRAM - 2016

Discussion

In 2006, 2009, and 2012, the Public Works Department successfully completed three much needed repaving projects which encompassed 13 streets totaling 4.52 miles. The majority of these streets were originally paved in 1983/84 era.

We are again proposing a 2016 Repaving Project which will include another 9 streets, seven of which were originally paved between 1983/93 and two streets that were originally paved in 1999.

Project Costs Estimates

Streets Repaving: \$578,788 (includes design, admin and construction costs)

Attached please find two spreadsheets with detailed project costs estimates.

Recommendation

1. Expend an amount “not to exceed” \$638,000.00 this fiscal year from the H.A.R.T. fund for the design & construction to include grinding of existing asphalt and repave the streets as identified on the attached spreadsheets. This amount has a 10 percent contingency to the attached estimate.

Fiscal Note

Currently the HART Fund contains approximately 7 million dollars as of end of year 2015.

It is recommended that as any discussion takes place where ending or modifying the HART program takes place, that the continual funding of asphalt replacement is part of that discussion. If this program is ever dissolved, a depreciation fund should be firmly established to replace failing asphalt as operations budgets have not been able to support the needed paving projects.

Enc: Recommended streets to repave
Estimated construction costs
Maps

City of Homer - Public Works Department
2016 Roads Repaving Program

Year Paved	From	To	Asphalt Condition	Roadway Length Linear Feet	Pavement Width Feet	Total Sq Yds
1989	Main St.	Beluga Place	poor	700	24	1,687
1999	E. Bunnell	Parking Lot	poor	600	24	1,600
1983/84	Mark White Ave.	Aspen Lane	poor	730	24	1,947
1983/84	Rochelle Rd.	Early Spring St	poor	360	24	960
1989	Fairview Ave.	Soundview Ave.	poor	650	24	1,733
1983	East End Road	End of Road	poor	1,320	24	3,520
1993	Clover Lane	Cul-de-Sac	poor	305	24	913
1993	Clover Lane	Cul-de-Sac	poor	210	24	580
1993	Bayview Ave.	North end of road.	poor	850	24	2,287
				Total	Total	15,257

Priority 1
Group "A"

2016

City of Homer - Public Works Department
2016 Roads Repaving Program

Grand Construction Cost

Construction Costs (grind 4" depth, regrade, adjust utilities & repave @ 2" new asphalt)

Regrade - Repave

Total Sq Yds	Grind @ \$5.25/sy	Regrade @ \$0.50 / sy	Level Course @ \$50 / ton (300 ton)	2" AC Repave @ \$17.50/sy	(14 SSMH's) Adjust SS/SDMH \$500 ea	(12 GV's) Adjust Valve Box \$500 ea	Striping @ 1.25M	Mcabe @ 20% Const
1,867	\$ 9,800.00	\$ 833.33	\$ 2,000.00	\$ 32,666.67	\$ 2,000.00	\$ 1,000.00	\$	\$ 9,830.00
1,600	\$ 8,400.00	\$ 900.00	\$ 2,000.00	\$ 28,000.00	\$	\$	\$	\$ 9,752.00
1,947	\$ 10,220.00	\$ 973.33	\$ 2,000.00	\$ 34,066.67	\$ 500.00	\$ 1,000.00	\$ 3,781.25	\$ 5,164.00
960	\$ 5,040.00	\$ 480.00	\$ 2,000.00	\$ 16,800.00	\$ 1,000.00	\$ 500.00	\$ 3,375.00	\$ 9,060.00
1,733	\$ 9,100.00	\$ 866.67	\$ 2,500.00	\$ 30,333.33	\$ 500.00	\$ 2,000.00	\$ 3,312.50	\$ 17,268.00
3,520	\$ 18,480.00	\$ 1,760.00	\$ 2,500.00	\$ 61,600.00	\$ 1,500.00	\$ 500.00	\$	\$ 4,182.00
813	\$ 4,270.00	\$ 406.67	\$ 1,000.00	\$ 14,233.33	\$ 500.00	\$ 500.00	\$	\$
560	\$ 2,940.00	\$ 260.00	\$ 1,000.00	\$ 9,800.00	\$ 500.00	\$	\$	\$
2,267	\$ 11,900.00	\$ 1,133.33	\$ 3,000.00	\$ 39,866.67	\$ 1,000.00	\$ 1,500.00	\$ 10,468.75	\$ 66,746.00
Totals	\$ 80,150.00	\$ 7,633.33	\$ 18,000.00	\$ 267,166.67	\$ 7,500.00	\$ 7,000.00	\$	Traffic Control LS

Estimated Total Project Costs (construction, design & admin overhead)

Construction Costs	\$ 457,539.23
Design/Inspect @ 10%	\$ 45,753.92
Admin @ 15%	\$ 75,493.97
Total Pave/Repave Project	\$ 578,787.12

Total Construction
10% Contingency
Grand Total Construction



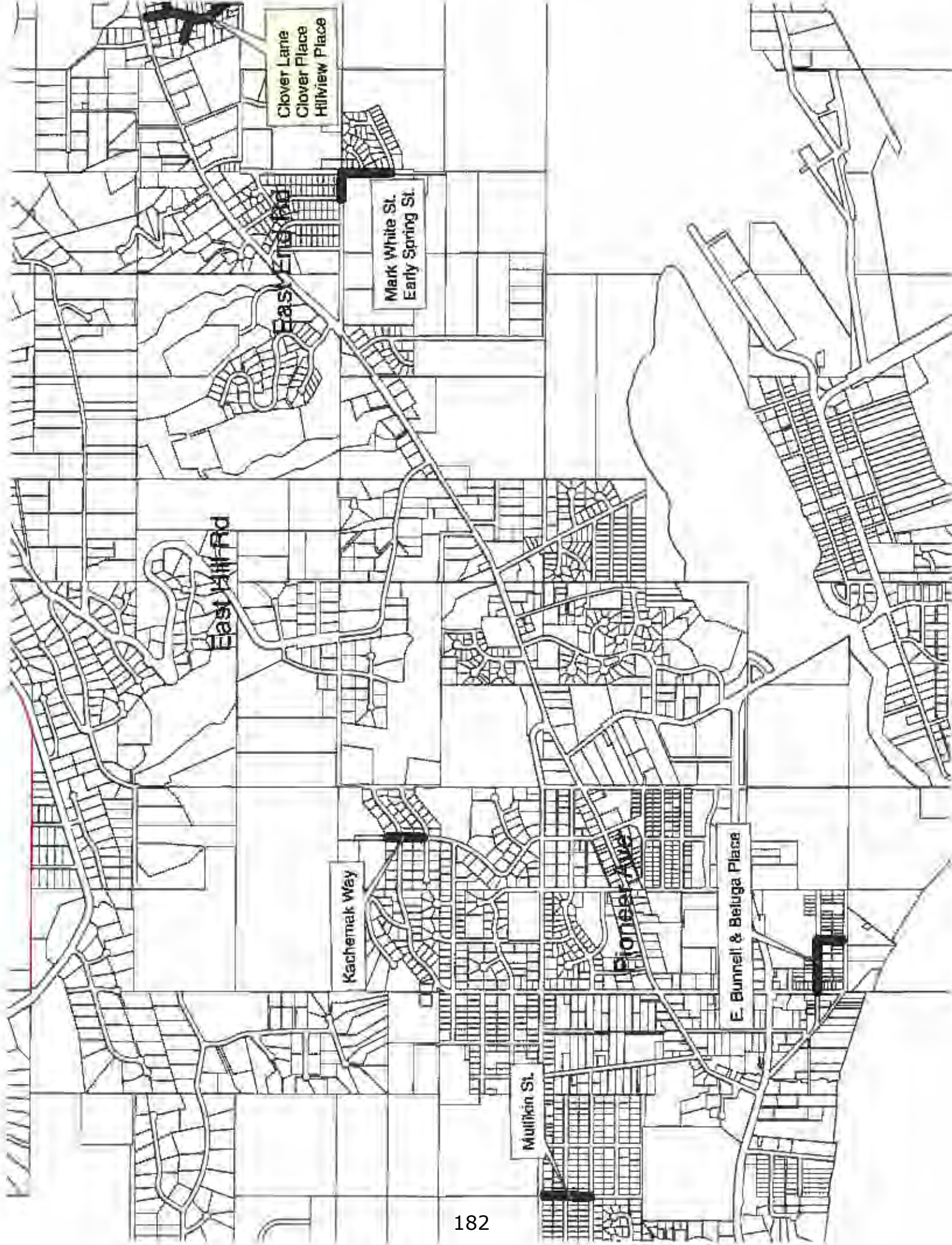
Clover Lane
Clover Place
Hillview Place

Mark White St.
Early Spring St.

Kachemak Way

Mullikin St.

E. Bunnell & Beluga Place



Clover Lane
Clover Place
Hillview Place

Mark White St.
Early Spring St.

East Mill Rd

Eastview Rd

Kachemak Way

Pioneer Ave

E. Bunnell & Beluga Place

Mullikan St.



CITY OF HOMER PUBLIC WORKS DEPARTMENT

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MEMORANDUM 16-062

To: Katie Koester, City Manager
From: Dan Gardner, PW Superintendent
Date: April 5, 2016
Subject: 2016 Repaving Project – Justification

Ordinance 16-10 authorizing HART funds for repaving existing streets was reconsidered on 3/29/16 due to questions about whether or not the streets are in need of repaving.

I am attaching several pictures of the streets in question to show some evidence of the failing asphalt conditions. None of these streets are impassable, yet I hope that we are not going to require the streets to get to such a state before properly maintaining them.

Following are some brief bullet points regarding the reasoning for repaving:

- Some of these roads have cracks that run most of the length of the road – some with parallel cracks.
- The cracks and associated heaving leave snow behind when plowing.
- The cracks and associated heaving require multiple passes with the street sweeper in order to try to get collected sand out of the deepened cracks, using extra personnel time and equipment time.
- The long cracks require much greater time with personnel and equipment when necessary crack sealing is occurring. As crack sealing is occurring, a compressed air nozzle is used to blow away any residual sand before applying the hot tar. With these extensive cracks, much more time and energy is required to remove the heavy sand collected in these deepened and widening cracks.
- The crack sealing material continues to rise in cost, and our operating budget does not allow us to fill all of our paved streets cracks. Clover Lane itself requires about four times the crack sealing material as most other streets.
- If the cracks aren't sealed, water is taken into the road prism, causing damage to the road structure, and the cracks widen and create potholes. Additionally, water freezes in and under the cracks widening the cracks and creating more potholes.
- Pothole patching has taken place on these streets, but some of them are breaking up to the point that there is no solid perimeter to take a new pothole patch to. Once the hole is filled, it breaks up around the new patch in fairly short order.
- The asphalt on Bunnell & Beluga is 1" thick, as opposed to our standard 2" thickness.

A prioritized listing of the proposed streets are as follows:

1. Clover Lane/Clover Place/Hillview Place
2. E. Bunnell / Beluga Place
3. Mullikin Street
4. Kachemak Way
5. Mark White / Early Spring

Putting this paving project off for a year would not create much harm. In fact, there are plenty of things to do without taking on the project right now. But, the road repaving needs to take place in the near future. If funding for these periodic repaving projects is going to be an issue, maybe HART funds can be utilized to purchase crack sealing material and pay for periodic asphalt repairs that aren't able to be adequately funded under the operating budget.









Bunnell/Beluga



Bunnell/Beluga









Bunnell/Beluga



Bunnell/Beluga





Mullikin



Mullikin



Kachemak Way



Kachemak Way



Kachemak Way



Kachemak Way



Kachemak Way



Kachemak Way



Mark White
Early Spring



Mark White
Early Spring



Mark White
Early Spring



Mark White
Early Spring

CONSENT AGENDA

Session 16-07 a Regular Meeting of the Homer City Council was called to order on March 29, 2016 at 6:00 p.m. by Mayor Mary E. Wythe at the Homer City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska, and opened with the Pledge of Allegiance.

PRESENT: COUNCILMEMBERS: ADERHOLD, LEWIS, REYNOLDS, SMITH, VAN DYKE, ZAK

STAFF: CITY MANAGER KOESTER
CITY CLERK JOHNSON
CITY PLANNER ABOUD
LIBRARY DIRECTOR DIXON
PORT AND HARBOR DIRECTOR HAWKINS

Council met for a Worksession from 4:00 p.m. to 4:48 p.m. to discuss Strategic Doing – Review of Process Comprehensive Plan Update and Memorandum 16-057. Council met as a Committee of the Whole from 5:00 p.m. to 5:48 p.m. to discuss Ordinance 14-18(A), Ordinance 14-18(A)(S), Memorandum 16-054, and Consent and Regular Meeting Agenda items.

Department Heads may be called upon from time to time to participate via teleconference.

AGENDA APPROVAL

(Addition of items to or removing items from the agenda will be by unanimous consent of the Council. HCC 1.24.040.)

The following changes were made: **CONSENT AGENDA - Ordinance 16-17(S)**, An Ordinance of the Homer City Council Determining That a Public Purpose Does Not Exist for City Properties Described as Lot 1, Harry Feyer Subdivision, and the Following Located in Section 14, Township 6, Range 13, Seward Meridian: Govt. Lot 3 Lying East of Kachemak Drive, S. ½ of Govt. Lot 30 Lying West of Kachemak Drive, and Govt. Lots 10, 21, 24, 25 and 36; and Authorizing Their Sale. City Manager. **Resolution 16-031(S)**, A Resolution of the Homer City Council Concerning the **Approving** Harbor Enterprises, dba Petro 49 (Formerly Petro Marine Services), **a New 20-Year Term Lease for of** Lot 8-E-1 Homer Spit #6 ~~and to Enter Into a New 20-Year Term Lease With the City,~~ and Authorizing the City Manager to Execute the Appropriate Documents. City Council. **PENDING BUSINESS - Ordinance 14-18(A)(S)**, An Ordinance of the Homer City Council Amending Homer City Code 21.03.040, Definitions Used in Zoning Code, Homer City Code 21.05.030, Measuring Heights, and Homer City Code 21.70.010, Zoning Permit Required; Repealing Homer City Code Chapter 21.58, Small Wind Energy Systems; and Enacting Homer City Code Chapter 21.58, Towers and Related Structures. Planning. Written public comment. **RESOLUTIONS - Resolution 16-033(S)**, A Resolution of the City Council of Homer, Alaska, Amending the Port of Homer Terminal Tariff

No. 600 to Include Long Term Boat Trailer Parking Fees. City Manager/Port and Harbor Director.

Mayor Wythe called for a motion for the approval of the agenda as amended.

ZAK/LEWIS – SO MOVED.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA

Ken Castner, city resident, commented on the \$1.4M in new money expenditures for this meeting. Each appropriation detracts from Council's #1 priority, the public safety building. Future monies come from Homer's tax base and Council needs to be prudent about spending money.

Kevin Dee, city resident, supports developing existing lands that will add value, such as recreation. He commented on Ordinance 14-18(A)(S) and the need for more due process. He suggested remanding the ordinance back to the Planning Commission for revisions to include where to place towers, make them minimally invasive, and whether there should be clusters or tower farms.

Daniel Zatz, Homer resident and Homer Soccer Association Board Member, spoke in reference to Resolution 16-036. He announced his project of a 70 x 120 ft. sports building behind the junior high school. It is a clear span building that is fantastic for sports. It will benefit kids, adults, and seniors to have a place for indoor sports when the fields are closed. Buildings like this are used all over the country. The community needs this right now; the building will be up and operational by September 30th. Although the Mayor's resolution will invest in the community, he doesn't see how the City can spend \$650,000 during the current fiscal financial crisis. The cost of a building to expand the HERC requires \$200,000 or more. He suggested the City add a little bit more to his project to help upgrade the floor, lightening, and bathrooms; \$100,000 or less would go a long way. The building can be expanded in both directions. It is set on Sonotubes and can be taken apart and moved. It could be placed in the Town Center area later. With no note on the building there will be minimal user fees to cover electricity, gas, and a manager. The building will be just west of the junior high school (Homer Middle School). He has been working with the borough and the school district to acquire the

property that is an old baseball field no longer used. Participants can use the existing parking lot at Homer Middle School.

Michael Dye, city resident, told Council Daniel Zatz is a major investor on the largely privately funded project. He applauded the mayor for identifying a community project and asked for support at the borough level or by leveraging city dollars on a smaller scale.

RECONSIDERATION

CONSENT AGENDA

(Items listed below will be enacted by one motion. If separate discussion is desired on an item, that item may be removed from the Consent Agenda and placed on the Regular Meeting Agenda at the request of a Councilmember.)

- A. Homer City Council unapproved Special and Regular meeting minutes of March 14, 2016. City Clerk. Recommend adoption.
- B. **Memorandum 16-052**, from Mayor Wythe, Re: Appointment of Timothy Clark to the Cannabis Advisory Commission, Appointment of Mark Massion to the Library Advisory Board and Reappointments of Erin Hollowell and Michele Miller to the Public Arts Committee.
- C. **Ordinance 16-13**, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code 7.16.020 Operating, Stopping or Parking of Motor Vehicles in Beach Areas Prohibited; Exceptions, to Extend From October 1 to March 31 the Period During Which a Person May Operate, Stop and Park a Motor Vehicle Between the South End of Mariner Park Beach and the East End of the Seawall Solely for the Purpose of Gathering Sand and Coal. Lewis. Recommended dates: Introduction March 29, 2016, Public Hearing and Second Reading April 11, 2016.

Memorandum 16-053 from City Clerk as backup.

- D. **Ordinance 16-14**, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code 21.12.020, Permitted Uses and Structures; Regarding the Permission of Detached Dwelling Units in the Rural Residential Zoning District. Planning. Recommended dates: Introduction March 29, 2016, Public Hearing and Second Reading April 11, 2016.

Memorandum 16-055 from City Planner as backup.

- E. **Ordinance 16-15**, An Ordinance of the City Council of Homer, Alaska, Amending the FY 2016 Operating Budget by Appropriating Funds in the Amount of \$9,000 From Port and Harbor Reserves for Homer Spit Parking Signage and Long-Term Boat Trailer Parking Enforcement Improvements. City Manager/Port and Harbor Director. Recommended dates: Introduction March 29, 2016, Public Hearing and Second Reading April 11, 2016.

Memorandum 16-056 from Port and Harbor Director as backup.

- F. **Ordinance 16-16**, An Ordinance of the City Council of Homer, Alaska, Authorizing the Transfer of \$80,000 From the Public Safety Building Project to the Fire Station Improvement Project to Fund Design. Mayor. Recommended dates: Introduction March 29, 2016, Public Hearing and Second Reading April 11, 2016.

Moved to Ordinances, Item B¹. Reynolds.

- G. **Ordinance 16-17**, An Ordinance of the Homer City Council Determining That a Public Purpose Does Not Exist for Lots 01, 03, 10, 21, 24, 25, 30, 36, of Kachemak Drive, and Authorizing Their Sale. City Manager. Recommended dates: Introduction March 29, 2016, Public Hearing and Second Reading April 11, 2016.

Ordinance 16-17(S), An Ordinance of the Homer City Council Determining That a Public Purpose Does Not Exist for City Properties Described as Lot 1, Harry Feyer Subdivision, and the Following Located in Section 14, Township 6, Range 13, Seward Meridian: Govt. Lot 3 Lying East of Kachemak Drive, S. ½ of Govt. Lot 30 Lying West of Kachemak Drive, and Govt. Lots 10, 21, 24, 25 and 36; and Authorizing Their Sale. City Manager.

Moved to Ordinances, Item A². Lewis.

- H. **Resolution 16-030**, A Resolution of the City Council of Homer, Alaska, Noting the Insufficiency of the Petition for Kramer Lane, Linda, Shirley, and Heidi Court Road Reconstruction and Paving Special Assessment District. City Clerk. Recommend adoption.

¹ Mayor Wythe called this ordinance as Ordinances, Item A.

² Mayor Wythe called this ordinance as Ordinances, Item B.

- I. **Resolution 16-031**, A Resolution of the Homer City Council Concerning the Harbor Enterprises, DBA Petro 49, (Formerly Petro Marine Services) Lease for Lot 8-E-1 Homer Spit #6 and to Enter Into a New 20-Year Term Lease With the City, and Authorizing the City Manager to Execute the Appropriate Documents. City Council. Recommend adoption.

Resolution 16-031(S), A Resolution of the Homer City Council ~~Concerning the~~ **Approving** Harbor Enterprises, dba Petro 49 (Formerly Petro Marine Services), **a New 20-Year Term** Lease for **of** Lot 8-E-1 Homer Spit #6 ~~and to Enter Into a New 20-Year Term Lease With the City,~~ and Authorizing the City Manager to Execute the Appropriate Documents. City Council.

Moved to Resolutions, Item E. Lewis.

- J. **Resolution 16-034**, A Resolution of the City Council of Homer, Alaska, Requesting the United States Attorney General to Issue a Final Order That Removes Marijuana From Schedule I of Controlled Substances Under the Federal Controlled Substances Act of 1970. Lewis. Recommend adoption.

Moved to Resolutions, Item F. Reynolds.

Item F, Ordinance 16-16 was moved to Ordinances, Item B. Reynolds.

Item G, Ordinances 16-17 and 16-17(S) was moved to Ordinances, Item A. Lewis.

Item I, Resolutions 16-031 and 16-031(S) was moved to Resolutions, Item E. Lewis.

Item J, Resolution 16-034 was moved to Resolutions, Item F. Reynolds.

Mayor Wythe called for a motion for the approval of the recommendations of the consent agenda as read.

LEWIS/REYNOLDS - SO MOVED.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

VISITORS

A. Robert Archibald, Prince William Sound Regional Citizens Advisory Council

Robert Archibald, Prince William Sound Regional Citizens Advisory Council, provided the history of PWSRCAC. Alyeska Pipeline Service Company funds the PWSRCAC. Funding for 2016 is \$3.5M enabling the Council to undertake research projects. Ongoing projects include regional environmental monitoring in Prince William Sound. Data has been collected since 1993. They also present community spill research workshops, a biannual marine firefighting symposium, monitor spill drills, review the Valdez marine terminal tank oil spill contingency plan, and study the best technology for escort tugs. Recent projects include an analysis of air emissions from tank ships and the changing toxicity of North Slope crude and its effect on pink salmon, pacific herring, and shrimp.

Mr. Archibald has been appointed to the Port Operations and Vessel Traffic Committee and the Legislative Affairs Committee. Recently members of the Council traveled to Juneau and Washington, D.C. to speak to the legislators and the Coast Guard on their issues of concern. Those include lifting the ban on exporting Alaska crude oil, tanker ship emissions in Prince William Sound, and ballast water management systems.

The Valdez marine terminal is a 39-year old facility and Alyeska has started small pipe inspections on the terminal. Although it is not mandated, the Council recommends that regular inspections should occur. The Council also recommends support of the oil spill response fund. The Council is in strong support of Representative Seaton's House Bill 38 for invasive species. Crowley Maritime Services has held the marine contract and docking tug escorts for Alyeska, but will be departing the sound in 2018. They were unsuccessful in renegotiating a new contract. Crowley has employed a large number of Alaskans, mainly from Homer.

ANNOUNCEMENTS/PRESENTATIONS/BOROUGH REPORT/COMMISSION REPORTS

A. Mayor's Recognition – Dave Anderson, General Manager of KBBI

Mayor Wythe read and presented the recognition to Dave Anderson.

B. Mayor's Proclamation - Day of National Service, April 5, 2016

Mayor Wythe announced the proclamation.

C. Borough Report

D. Commissions/Board Reports:

1. Library Advisory Board
2. Homer Advisory Planning Commission
 - a. Minutes of March 2, 2016
3. Economic Development Advisory Commission
4. Parks and Recreation Advisory Commission

Parks and Recreation Advisory Commissioner Louise Ashmun reported the commission recommended changing their bylaws to give the chair more control over the agenda to make meetings more manageable. They approved combining Parks and Recreation with the Public Arts Committee. The PAC initiated the move to make their work go more smoothly. They had trouble making quorums and have less work due to declining revenues for 1% art. The commission recommended their seven members be increased to nine to add two active PAC members. The commission has had more discussion of protecting and preserving green spaces and parks that includes adopting parks and enhancing visibility. They have finalized strategic plan elements and will complete that at the next meeting. There will be an informational symposium at the Safe and Healthy Kids Fair on April 30th that will focus on trails and safety. Lastly, the commission has recommended that the Main Street sidewalk north of Pioneer Avenue be put on the CIP as a high priority for walkability.

5. Port and Harbor Advisory Commission

Port and Harbor Advisory Commissioner Bob Hartley reported R&M Consultants presented conceptual plans for Deep Water Dock and the large vessel harbor (formerly East Harbor). The DWD expansion would allow us to do containerized cargo. It would be a big asset for bringing in freight, instead of shipping freight to Anchorage and trucking it to Homer. The commission finished the harbor rate study and now has a new rate system for the small boat harbor. It is a progressive rate system where larger vessels will pay more. It is in line with what the Council asked the commission to do. The per foot rate is \$43.19 for 6 ft. and every foot longer the cost increases 5 cents. It recognizes the disparity from small vessels to large vessels taking up

more space. The commission wrestled with this for about two years, hearing much testimony. They honestly looked at all different solutions, but not everyone is happy. The commission has been looking at other taxes on the Spit to include a head tax, special area property tax, and a sales tax. The harbor has changed much over the years with literally hundreds of thousands of people coming through. We have to manage all those people, who are great for revenues. Management is borne primarily by the slip holders as it is the only source of revenue to support activities on the Spit. The commission recommended commercialization of marijuana on the Spit with a 4-2 vote.

Asked about charging for parking on the Spit, Commissioner Hartley said they have talked about charging for parking on the Spit. If they do charge it would require putting up kiosks and delineate the parking lots. It would not make much money as maintenance and the hiring of extra staff would eat up the money. It would organize things on the Spit and the benefit would be that people would carpool to get to the Spit.

Lease properties are a source of revenue to the Spit. We took out a bond for the last improvements made at the harbor and the State funded the other half. We don't want to be in that position again, so are trying to build reserves. There is a little over \$2M in reserves.

6. Cannabis Advisory Commission

Councilmember Reynolds announced the commission's next meeting is in April. She thanked Mr. Clark for putting in an application to bring up the membership.

Mayor Wythe called for a recess at 7:00 p.m. and reconvened the meeting at 7:05 p.m.

PUBLIC HEARING(S)

- A. **Ordinance 16-08**, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code 19.08.030, Parking or Camping Prohibited-Enforcement, Regarding

Winter Camping. Aderhold. Introduction March 14, 2016, Public Hearing and Second Reading March 29, 2016.

Memorandum 16-050 from City Manager as backup.

Mayor Wythe opened the public hearing.

Scott Adams, city resident, appreciates moving the camping area and would like to see the restroom opened in the winter for people using the campground.

Mayor Wythe closed the public hearing.

Mayor Wythe called for a motion for the adoption of Ordinance 16-08 by reading of title only for second and final reading.

ADERHOLD/REYNOLDS – SO MOVED.

Port and Harbor Director Hawkins informed Council the restroom next to the Fishing Lagoon was not built to be open in the winter; it has to be winterized. The next available restroom is near the load and launch.

Councilmember Zak questioned Section C of removing someone by force. Putting people in jail will compound the issue. If violators are fined \$250 a day they probably won't be able to pay the fine.

Councilmember Aderhold noted Section C remains unchanged. The purpose of bringing the ordinance forward is to look at camping on the Spit in the winter. Amending the language could affect other areas within code and should be done by separate ordinance.

Port and Harbor Director Hawkins advised there is a labor charge within the tariff if we have to do a cleanup.

Councilmember Reynolds pointed out people are established camping at Mariner Park. We could have that campground open with fees applying in January.

City Manager Koester advised Council she has the authority to open campgrounds early. If all campgrounds are closed people could park at Seafarer's Memorial. It has turned into a

problem area with people listing the area as their residence. The Police Department needs Section C to be able to impound vehicles. Moving someone's personal property does not mean putting them in jail. It is a cost to the City and difficult to recover.

Councilmember Smith pointed out there is a process in place to have someone forcibly removed. Something has brought them to the point of having to be forcibly removed.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- B. **Ordinance 16-09**, An Ordinance of the City Council of Homer, Alaska, Amending the FY 2016 Operating Budget by Appropriating Funds in the Amount of \$39,300 From Port and Harbor Reserves for the Construction of the Sport Fishing Trailer Parking Lot Drainage Improvement and Authorizing the City Manager to Execute All Appropriate Documents Necessary to Complete the Work. City Manager/Port and Harbor Director. Introduction March 14, 2016, Public Hearing and Second Reading March 29, 2016.

Memorandum 16-042 from Port and Harbor Director as backup.

Mayor Wythe opened the public hearing.

Anders Gustafson, Homer resident, supports the improvements to a parking lot he frequently uses. There are many potholes and water everywhere.

Mayor Wythe closed the public hearing.

Mayor Wythe called for a motion for the adoption of Ordinance 16-09 by reading of title only for second and final reading.

LEWIS/REYNOLDS – SO MOVED.

Asked about charges for overnight parking, Port and Harbor Director Hawkins told Council they plan to enforce the 7-day rule instead of charging fees. You may park 7 days free and then must remove your vehicle for 24 hours before returning. Trailer storage is a future subject for the Port and Harbor Advisory Commission. They mostly see boat trailer activity in the parking lot, but the parking pertains to all vehicles. This year they will step up

enforcement with the purchase of vehicle boots to impound violators. Last year 85 trailers were impounded. The lot is plugged with the good parking spots next to the ramp taken by overextended stays. Port personnel will enforce the current rules on the improved lot and run with it for another year before reassessing it.

Asked if there was thought of a separate launch fee and parking trailer fee, Port and Harbor Director Hawkins answered the commission has talked about a combination of fees. The positive side is a revenue source; the negative side is enforcement would be tricky. It would require installation of more than one kiosk to pay. If you have someone sitting there trying to read the menu it could bottleneck those vehicles behind him. The lot improvement will get us closer to a fee schedule.

Councilmember Smith expressed concern with people cutting across the parking lot and entry points to use the bathroom. Port and Harbor Director Hawkins assured that some barriers could be placed to prevent cutting through the lot.

Councilmember Reynolds suggested setting a fee for 7 days rather than free parking. Port and Harbor Director Hawkins said less free days was discussed. Building things in the fee structure would create more nuances making it more difficult to enforce with little staff time.

Councilmember Smith questioned the \$15,000 charge for grading from Public Works.

Mayor Wythe explained the Port and Harbor is an entirely separate business that has to sustain itself without support from the community. The \$15,000 will go back in the general fund. When other departments provide services they are billed accordingly. This is done on a regular basis by transfer. The Port and Harbor has always operated as an enterprise fund.

Port and Harbor Director Hawkins explained the \$15,000 is a benefit to the project from Public Works and was not to be charged.

Mayor Wythe said Public Works should not be doing that because the enterprise is supposed to support itself. When Public Works does things for the Port they should be getting transfer funds from the Port.

ZAK/REYNOLDS - MOVE TO AMEND ANYWHERE IN ORDINANCE 16-09 WE SEE \$39,300 THAT WE MAKE THAT \$54,300.

There was no additional discussion.

VOTE: (amendment) YES. ADERHOLD, REYNOLDS, ZAK, VAN DYKE

VOTE: NO. LEWIS, SMITH

Motion carried.

Upon a final vote of Ordinance 16-09 City Clerk Johnson advised the amendment was a substantive change, requiring another public hearing.

Mayor Wythe called for a motion to carry this over to the next meeting for a public hearing.

ZAK/LEWIS – SO MOVED.

There was no discussion.

VOTE: (postponement) YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- C. **Ordinance 16-10**, An Ordinance of the City Council of Homer, Alaska, Amending the 2016 Operating Budget to Allow for the Completion of the 2016 Streets Repaving Project Utilizing Homer Accelerated Roads and Trails (HART) Funds in an Amount Not to Exceed \$638,000. City Manager/Public Works Director. Introduction March 14, 2016, Public Hearing and Second Reading March 29, 2016.

Memorandum 16-043 from Public Works Superintendent as backup.

Mayor Wythe opened the public hearing. In the absence of public testimony, Mayor Wythe closed the public hearing.

Mayor Wythe called for a motion for the adoption of Ordinance 16-10 by reading of title only for second and final reading.

LEWIS/ZAK - SO MOVED.

Councilmembers Zak and Smith questioned the \$75,500 administrative costs for the project.

City Manager Koester advised Council R & M Consultants may be used for the design and that creates an administrative cost. The Public Works Director's time is charged to different projects. The temporary Project Manager position is funded and he works on a project basis. All projects require administration and that overhead is built into any large project.

Mayor Wythe explained there are several places in the budget that have transfers. In every project part of the cost is paying employees that will manage it. Employees keep track of the accounting. Councilmember Reynolds sees it in her own job. There are different accounting buckets for time devoted to different facets of her job.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

D. **Ordinance 16-11**, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code 1.16.040, Disposition of Scheduled Offenses—Fine Schedule, and Enacting Homer City Code 10.04.085 Use of Load and Launch Ramp, to Regulate the Use of the Load and Launch Ramp in the Small Boat Harbor. City Manager. Introduction March 14, 2016, Public Hearing and Second Reading March 29, 2016.

Mayor Wythe opened the public hearing.

Scott Adams, city resident, questioned why this goes before the resolution for fees.

Mayor Wythe closed the public hearing.

Port and Harbor Director Hawkins told Council the fine schedule is for the load and launch ramp; adding it to city code makes it a class b misdemeanor for theft of services.

Mayor Wythe called for a motion for the adoption of Ordinance 16-11 by reading of title only for second and final reading.

LEWIS/REYNOLDS - SO MOVED.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- E. **Ordinance 16-12(A)**, An Ordinance of the City Council of Homer, Alaska, Amending the FY 2016 Operating Budget by Appropriating Funds in the Amount of \$89,000 From Homer Accelerated Roads and Trails Fund for the Design of the Storm Drain Rehabilitation Project and Authorizing the City Manager to Execute All Appropriate Documents Necessary to Complete the Work. City Manager/Public Works Director. Introduction March 14, 2016, Public Hearing and Second Reading March 29, 2016.

Memorandum 16-049 from Public Works Director as backup.

Mayor Wythe opened the public hearing.

Scott Adams, city resident, commented HART is for roads and trails and this is a storm drain. It should go to the voters.

Ken Castner, city resident, commented the HART fund has been used on many occasions for improvements other than roads and trails. He agreed with Mr. Adams that Council needs to be consistent when appropriating HART funds.

Mayor Wythe closed the public hearing.

Mayor Wythe called for a motion for the adoption of Ordinance 16-12(A) for second and final reading.

LEWIS/ADERHOLD – SO MOVED.

City Manager Koester noted storm drains run under streets and this has created sinkholes. Council agreed that storm drains are part of any street system.

VOTE: YES. ADERHOLD, REYNOLDS, LEWIS, ZAK, SMITH, VAN DYKE

Motion carried.

ORDINANCE(S)

- B. **Ordinance 16-16**, An Ordinance of the City Council of Homer, Alaska, Authorizing the Transfer of \$80,000 From the Public Safety Building Project to the Fire Station

Improvement Project to Fund Design. Mayor. Recommended dates: Introduction March 29, 2016, Public Hearing and Second Reading April 11, 2016.

Mayor Wythe called for a motion for the adoption of Ordinance 16-16 for introduction and first reading by reading of title only.

LEWIS/REYNOLDS – SO MOVED.

Councilmember Smith questioned the justification of spending \$80,000 to design improvements to the structure.

Ken Castner, Public Safety Building Review Committee Chair, explained \$80,000 is a significant portion of the cost for scoping and the mechanical, structural, and civil engineering for the building. The amount is 10% of what the project will cost. The funds are coming out of the public safety building appropriation. It should give Public Works the ability to put the project out to bid. The committee will come up with a thrifty approach with the hope that there will be money left over. He is anticipating Council is going to draw a line on the fire station expenditures.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

A. **Ordinance 16-17**, An Ordinance of the Homer City Council Determining That a Public Purpose Does Not Exist for Lots 01, 03, 10, 21, 24, 25, 30, 36, of Kachemak Drive, and Authorizing Their Sale. City Manager. Recommended dates: Introduction March 29, 2016, Public Hearing and Second Reading April 11, 2016.

Ordinance 16-17(S), An Ordinance of the Homer City Council Determining That a Public Purpose Does Not Exist for City Properties Described as Lot 1, Harry Feyer Subdivision, and the Following Located in Section 14, Township 6, Range 13, Seward Meridian: Govt. Lot 3 Lying East of Kachemak Drive, S. ½ of Govt. Lot 30 Lying West of Kachemak Drive, and Govt. Lots 10, 21, 24, 25 and 36; and Authorizing Their Sale. City Manager.

Mayor Wythe called for a motion for the adoption of Ordinance 16-17 for introduction and first reading by reading of title only.

LEWIS/REYNOLDS – SO MOVED.

Mayor Wythe called for a motion to substitute Ordinance 16-17(S) for Ordinance 16-17.

LEWIS/ZAK – SO MOVED.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Councilmember Smith asked if there was the thought of a land swap with the Borough. He asked City Manager Koester if she could look into leveraging property that we could use. The Borough or DOT may need a right-of-way.

Councilmember Reynolds commented the properties are to be sold so they can be put back on the tax rolls to generate revenue.

City Manager Koester noted the lots are small and awkward without much value except to an adjacent landowner. Council passed a resolution authorizing the City Manager to sell the lots. The process to sell the lots was then changed. The Request for Proposals for a real estate agent is in progress and we are waiting for responses. These lots can be given to a realtor to sell as the procurement code is protective and we can't just notify people that the lots are for sale.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

CITY MANAGER'S REPORT

A. City Manager's Report

Changing the dates of the camping season

Due to unseasonably warm weather and many events around town last weekend, I opened by notice (attached) camping on the Homer spit 2 weeks in advance of the regular season (April 1 - October 30). This brings up the question of whether or not we should permanently open our camping season early. Opening the season early does put a strain on parks staff as they need to begin collecting fees early and enforcing the 14 day rule. Parks does not hire seasonal staff until mid-April and Parks Coordinator Angie Otteson is the lone staff tasked with parks until then. Nevertheless, Angie believes she can handle a March 15 date and that the demand warrants it. The City made \$156,000 in campground fees last year, which should

increase this year with an increase in the fee passed by Council in December. Though you have an Ordinance before you tonight that addresses campgrounds, I believe it would be cleaner and easier for the public to follow in a separate ordinance.

Welcome a new face at the HVFD

After over 30 years of service to the City and Homer Volunteer Fire Department, Elaine Grabowski is retiring. Elaine has been an anchor at the Fire Department and has seen it grow and transform. She keeps the department in top shape, in line, and cares for the employees and volunteers. In addition to that, she is a fire fighter and EMT and always ready to lend a hand. Please give Elaine a congratulations and thank you when you see her. Luckily we are not losing Elaine entirely; she plans on taking the summer off and returning as a volunteer.

Jaclyn Arndt was hired to fill the vacated Department Services Coordinator position. Jaclyn was born and raised in Homer. After graduating from the KPBSD Connection Homeschool Program, she moved to Milwaukee, WI for three years to attend school at UW-Milwaukee. In 2012 Jaclyn returned home and began pursuing her interest in Emergency Medical Services, getting her State of Alaska certifications as an EMT-1, FF-1, and FF-2 while volunteering at the Homer Volunteer Fire Department. Please welcome Jaclyn to the City of Homer team.

SAFR Grant for staff at HVFD

As you recall from the budget conversations last year, the Fire Department is in dire need of additional staff. They have had a vacant Assistant Chief position for years and staff is strained to the max from picking up all the additional duties of the Assistant Chief as the demands for services at the department have continued to grow. Combined with a need for succession planning and continuity in leadership when the Chief is unavailable, the department makes a very good argument for the position and I am committed to working diligently on finding a solution to bring to the Council. One bright spot is a grant opportunity to fund the position through FEMA that has come to our attention. The grant does not require the City to commit to funding the position after the grant funds expire, however, given the need for the position and the importance of Fire/EMS, I would plan on asking Council for this authorization when the time comes. The City has applied for the SAFR grant and we should know by early June if we are successful.

Audit update

This year the Finance Department hired an audit prep service to help the department prepare for the audit. The consultants spend 3 days working with Finance. With the turnover in the department (the three most senior staff), John and I felt that the extra professional help would be necessary to avoid spending even more of the auditor's time. The consultants' work isn't limited to audit preparation. It will make our Finance Department more efficient with respect of identifying and refining the current processes and effective in terms of improving transparency within the Finance Department and the interactions with other departments.

The City's Auditors will be here conducting the audit fieldwork from 3/21 through 4/1. The completion of the final audit report (Comprehensive Annual Financial Report – CAFR) is expected by the end of June, which is about a month later than normal. This is due to the impact of the new reporting requirements on unfunded pension liability.

KPEDD CEDS planning meeting

Councilmember Zak and I attended an all-day Comprehensive Economic Development Strategy (CEDS) planning session for Kenai Peninsula Economic Development District, the Peninsula's ARDOR, on March 15. We learned a lot of good information about the economic climate on the peninsula and demographic trends. This group is responsible for promoting economic development on the entire Kenai Peninsula. I am proud to report that three Homer representatives were at the meeting to make sure that Southern Peninsula priorities were considered when setting the goals and strategies of the organization; in addition to Councilmember Zak and myself, Julie Woodworth of FNBA was there.

Drug use in Homer

A number of Councilmembers have brought to me their deep concern with the growing drug problem, particularly heroin, in Homer. Although the City does not have great resources at this time, it is a problem that needs to be acknowledged. I am not sure what the City's role is. A work session is scheduled for April 11th to spend some time brainstorming how the City can give attention to this problem. It is not an easy solution – especially with the lack of funding– but acknowledging the problem and shedding some light on it may be the first step. I have a list of community members I will reach out to individually, but please let me know if you have suggestions for invitees or recommendations on how to structure the conversation.

City Manager Koester told Council the audit is in full swing. Finance Director Li could have helped with the conversations, but he is upstairs working with the auditors.

Legislation was introduced to increase PERS and TERS contributions and restructure community revenue sharing. Senate Bill 209 proposes to increase PERS contributions to municipalities over the next two years up to a rate of 26.5%. Years ago the State negotiated a deal and capped the amount at 22% for municipalities with the State picking up the rest. This percentage goes to paying the unfunded liability. This is for the State's retirement plan and will cost the City hundreds of thousands of dollars. AML is uniting against Senate Bill 209 on behalf of PERS employers. Senate Bill 210 restructures revenue sharing more favorable for smaller municipalities. We have pulled revenue sharing out of the budget. The bill also allows municipalities to choose whether to allow the senior property tax exemption. City Manager Koester is working with the lobbyist and others on talking points to present to the Legislature. Public testimony will be next week and she would like a full force from the Council.

Councilmember Van Dyke acknowledged Homer's drug abuse in the manager's report. There is a Bill and if passed will instruct the Department of Homeland Security to make funds available to communities with heroin and opiate use issues. If there is money available it would be a worthwhile one to apply for.

Councilmember Zak commented the communities are really feeling the pinch from the State's financial situation. The Legislature has been discussing budget cuts instead of revenue. He urged people to let their state representatives know their concern for the impact it will create. People can make testimony at the Legislative Information Office.

Mayor Wythe announced there are three different bills for use of the Permanent Fund Dividend.

B. Bid Report

CITY ATTORNEY REPORT

COMMITTEE REPORT

- A. Public Arts Committee
- B. Employee Committee Report
- C. Public Safety Building Review Committee

Ken Castner, Public Safety Building Review Committee Chair, reported their next meeting is April 6th. With the \$80,000 transfer to the fire station project that leaves \$53,000. Stantec sent a structural and mechanical engineer to go through the HERC and they will be writing a report. Depending on the utility of the HERC, they anticipate revisiting the master plan for the lot to include the future location for the fire station. How it fits together needs to be readdressed. The GC/CM came here and spent time with Stantec and toured the HERC and visited with the City Manager. The next phase will involve the general contractor to derive costs for program elements. Addressing the fire station as deferred maintenance will keep it in place for some time, but in the future we will have to replace the facility.

Councilmember Smith expressed his concern with the project(s) due to the economic woes with an uncertain fall-out. When we take something to bond we need to show we recognize the gravity of the situation. The facility must be what we need as we don't want the

community to say no to a bond in October. Cost is a factor and will be when it comes time to go to ballot.

Chair Castner commented the public safety building has gone from \$30M to less than half of that. Perhaps the HERC report will show we can reuse a lot of the building. The Mayor's and his goal is to get the police what they need. There has been a lot of very positive feedback, including a recent article in the Tribune.

PENDING BUSINESS

A. **Ordinance 14-18(A)**, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code 21.03.04, Definitions Used in Zoning Code, the Title of Homer City Code 21.58 and Homer City Code 21.58.010, Purpose and Application; and Enacting Homer City Code 21.58.040, Tower Requirements; to Define and Establish Standards for Any Towers. Zak. Introduction April 28, 2014, Referred to Planning Commission, Public Hearing and Second Reading April 11, 2016.

Ordinance 14-18(A)(S), An Ordinance of the Homer City Council Amending Homer City Code 21.03.040, Definitions Used in Zoning Code, Homer City Code 21.05.030, Measuring Heights, and Homer City Code 21.70.010, Zoning Permit Required; Repealing Homer City Code Chapter 21.58, Small Wind Energy Systems; and Enacting Homer City Code Chapter 21.58, Towers and Related Structures. Planning.

Memorandum 16-054 from City Planner as backup.

Motion on the floor from April 28, 2014: MOTION FOR THE ADOPTION OF ORDINANCE 14-18(A) FOR INTRODUCTION AND FIRST READING BY READING OF TITLE ONLY.

Mayor Wythe called for a motion to substitute Ordinance 14-18(A)(S) for Ordinance 14-18(A).

LEWIS/ZAK – SO MOVED.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Mayor Wythe called for a motion to postpone to April 11, 2016 for a public hearing and second reading.

ZAK/LEWIS – SO MOVED³.

SMITH/LEWIS – MOVED TO SEND IT BACK TO PLANNING FOR REVIEW.

Council requested Planning to address the following:

- Add an inspection schedule
- Include a third party review paid for by the applicant when submitting an application
- Consider the visual impact; protect our view shed
- Limit the amount of structures with a square mile
- Consider aesthetics, at the minimum include painting

VOTE: (referred to Planning) YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

NEW BUSINESS

RESOLUTIONS

- A. **Resolution 16-032**, A Resolution of the City Council of Homer, Alaska, Amending the City of Homer Fee Schedule to Include Long Term Boat Trailer Parking. City Manager/Port and Harbor Director. Recommend: Public Hearing April 11, 2016.

Memorandum 16-056 from Port and Harbor Director as backup.

Mayor Wythe called for a motion for the adoption of Resolution 16-032 by reading of title only.

LEWIS/REYNOLDS – SO MOVED.

Mayor Wythe called for a motion to postpone to April 11, 2016 for a public hearing.

LEWIS/REYNOLDS – SO MOVED.

There was no discussion.

VOTE: (postponement) YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

³ This motion was not voted on.

- B. **Resolution 16-033**, A Resolution of the City Council of Homer, Alaska Amending the Port of Homer Terminal Tariff No. 600 to Include Long Term Boat Trailer Parking Fees. City Manager/Port and Harbor Director. Recommend: Public Hearing April 11, 2016.

Memorandum 16-056 from Port and Harbor Director as backup.

Resolution 16-033(S), A Resolution of the City Council of Homer, Alaska, Amending the Port of Homer Terminal Tariff No. 600 to Include Long Term Boat Trailer Parking Fees. City Manager/Port and Harbor Director.

Mayor Wythe called for a motion for the adoption of Resolution 16-033 by reading of title only.

LEWIS/REYNOLDS – SO MOVED.

Mayor Wythe called for a motion to substitute Resolution 16-033(S) for Resolution 16-033.

LEWIS/REYNOLDS – SO MOVED.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Mayor Wythe called for a motion to postpone to April 11, 2016 for a public hearing.

LEWIS/REYNOLDS – SO MOVED.

There was no discussion.

VOTE: (postponement) YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- C. **Resolution 16-035**, A Resolution of the City Council of Homer, Alaska, Approving Necessary Improvements and Upgrades to the Existing Fire Station, Separating the Fire Station From the New Public Safety Building Project, and Authorizing the Public

Safety Building Review Committee to Continue Work on the Fire Station Improvement Project. Mayor.

Mayor Wythe called for a motion for the adoption of Resolution 16-035 by reading of title only.

LEWIS/REYNOLDS – SO MOVED.

Mayor Wythe believes the Public Safety Building Review Committee’s oversight will be helpful to keep them engaged to see what activities should be completed.

Asked if the committee’s involvement would delay progress, City Manager Koester answered more public process slows things down but also provides more opportunity for additional ideas and balance.

VOTE: YES. REYNOLDS, ADERHOLD, ZAK, SMITH, LEWIS

VOTE: NO. VAN DYKE

Motion carried.

D. **Resolution 16-036**, A Resolution of the Homer City Council Supporting a Community Gymnasium in the Town Center Area and Committing Up to \$650,000 as a Matching Grant to Facilitate the Construction of the Facility as a Collaborative Community Project. Mayor.

Mayor Wythe called for a motion for the adoption of Resolution 16-036 by reading of title only.

LEWIS/ZAK – SO MOVED.

Mayor Wythe proposed that the \$650,000 come from the general fund. There will be a big benefit to having a start in Town Center. She was not thinking of developing the entire road and water and sewer infrastructure, but instead a driveway and water and sewer. It will be a very small project to plant the seed to opening Town Center. In prior discussions about Town Center it was envisioned as an activity center that would draw people in. Mr. Zatz indicated it would cost an additional \$350,000 - \$400,000 to expand his facility to provide the indoor play area and moving pickleball out of the HERC gymnasium. The City’s building maintenance department would be relocated to the new facility too. Mr. Zatz’s project and this one could be combined, but his project is moving forward on a timeline that he doesn’t want to lose

traction on. One of the biggest issues moving forward with the public safety building has been the loss of the gymnasium at the HERC.

Councilmember Lewis commented it would be taking the HERC gym out from causing a stumbling block for the public safety building. This may push forward the public safety building and get it by the voters in the fall. He does not see where it would fit in with a soccer field recreational center.

Mayor Wythe envisions a small two-story building for the soccer center that can be converted to Community Schools. Community support is needed for this to happen. We have already said if the recreation group can create a revenue stream they can have the property.

Mr. Zatz would be in agreement with the facility if we could have it done by the fall. We could end up with a larger building. He plans to order a building by May 15th so it will be ready for the fall.

Councilmember Smith commented the road and water and sewer costs would be substantial. He suggested talking to the Borough to see if there could be a land swap. Although he understands the importance of Town Center and its future, the cost is prohibitive. He would like to work out the borough side of things to see the options before committing money to Town Center land and a facility.

Councilmember Reynolds asked what the relocation costs would be from the junior high school location to Town Center.

Mr. Zatz answered the building could be taken down fairly easily and moved. The floor and bathrooms are questionable. The idea of housing the maintenance facility raises some concerns. We want this to be a healthy place and maintenance doesn't always have the best fumes. If this is a place to store material, that's great, but if the space includes machinery and fuel oil we need to think it further.

Councilmember Aderhold has been a big proponent of a replacement for the HERC. We need a public building, but she doesn't know that this is it. She has concerns about leaping into Town Center without a plan. There was never a community gymnasium in the plans. We may be able to retain the HERC gym for use. Mr. Zatz's gym is great; she can see the City contributing to some degree to enhance the facility.

Councilmember Reynolds pointed out the middle school has established parking and infrastructure that is lacking in Town Center. A facility in Town Center may result in another large paved parking lot when we already have one at Homer Middle School.

Councilmember Zak expressed appreciation of the resolution since he has always advocated for a community center. A private investor putting money towards the project makes a lot of sense.

Councilmember Lewis commented Daniel has thought this out and kept it simple to keep maintenance costs down. As you start adding more to it, it increases the cost of keeping the building open. He is all in favor of picking up part of the gym costs to make it a regular field and economic engine. He doesn't know how we can get it in the Town Center in the timeline they are looking at. He's fully behind the project on the borough land.

VOTE: YES. ZAK

VOTE: NO. VAN DYKE, LEWIS, REYNOLDS, ADERHOLD, SMITH

Motion failed.

Mayor Wythe called for a recess at 9:00 p.m. and reconvened the meeting at 9:06 p.m.

- I. **Resolution 16-031**, A Resolution of the Homer City Council Concerning the Harbor Enterprises, DBA Petro 49, (Formerly Petro Marine Services) Lease for Lot 8-E-1 Homer Spit #6 and to Enter Into a New 20-Year Term Lease With the City, and Authorizing the City Manager to Execute the Appropriate Documents. City Council.

Resolution 16-031(S), A Resolution of the Homer City Council ~~Concerning the Approving~~ Harbor Enterprises, dba Petro 49 (Formerly Petro Marine Services), **a New 20-Year Term** Lease for **of** Lot 8-E-1 Homer Spit #6 and to Enter Into a New 20-Year Term Lease With the City, and Authorizing the City Manager to Execute the Appropriate Documents. City Council.

Mayor Wythe called for a motion for the adoption of Resolution 16-031 by reading of title only.

LEWIS/VAN DYKE – SO MOVED.

Mayor Wythe called for a motion to substitute Resolution 16-031(S) for Resolution 16-031.

LEWIS/VAN DYKE – SO MOVED.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Councilmember Smith questioned the amount of the lease and if a percentage of Petro's sales will be included.

City Manager Koester will negotiate the very best deal for the City.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

J. **Resolution 16-034**, A Resolution of the City Council of Homer, Alaska, Requesting the United States Attorney General to Issue a Final Order That Removes Marijuana From Schedule I of Controlled Substances Under the Federal Controlled Substances Act of 1970. Lewis.

LEWIS/REYNOLDS – SO MOVED.

Councilmember Lewis brought the resolution forward so the businesses can operate as any other business without being a huge cash business. It is a public safety issue to make operating safer for a business, its employees, and its customers.

VOTE: YES. REYNOLDS, LEWIS, ADERHOLD

VOTE: NO. ZAK, VAN DYKE, SMITH

Mayor Wythe broke the tie vote with a NO.

Motion failed.

COMMENTS OF THE AUDIENCE

Ken Castner, city resident, told Council they will regret repaving roads that are on a schedule. The Port and Harbor is not a port authority; it is Council's discretion that it be called an enterprise fund. Water and sewer used to be an enterprise fund and then it wasn't. The attorney has said HART money can be spent as you wish, but it is too fluid at times.

Scott Adams, city resident, commented Ordinance 16-15 was pushed off. He requested signs for Seafarer's Memorial so RVs are not sitting there for a week. The memorial should be visible from the road. He advocated for the soccer field Mr. Zatz is building as he has everything in place.

Ginny Espenshade, city resident, commented the Seafarer's Memorial is a private partnership with government. She hopes the City can repurpose use of the parking lot within budget. She thanked the City Manager for mentioning the opiate abuse. It is hard to effect change; we have to get past the denial first.

Anders Gustafson, Homer resident, said Daniel has been the driving force of the soccer field with the Homer Soccer Association pushing it forward. They have not come to the City formally requesting funds. The HAS brings money, energy, and enthusiasm to the table and sees an opportunity to partner.

COMMENTS OF THE CITY ATTORNEY

City Attorney Klinkner was not present.

COMMENTS OF THE CITY CLERK

City Clerk Johnson had no comments.

COMMENTS OF THE CITY MANAGER

City Manager Koester had no comments.

COMMENTS OF THE MAYOR

Mayor Wythe wished Elaine Grabowski well as she retires. She will be missed at the front desk at the Fire Department. She welcomed Jaclyn Arndt. She wanted to bring Resolution 16-036

forward two weeks ago, but held back. It is exciting to hear we will get some more recreational space.

COMMENTS OF THE CITY COUNCIL

Councilmember Reynolds commented it was an engaged and interesting meeting. Councilmember Aderhold, Deputy Planner Julie Engebretsen, and she participated in a three-day workshop on climate adaptation for coastal communities. It was a fascinating workshop and will help us as we review the Climate Action Plan for the City. She congratulated the Mariner Women's Basketball Team who participated in the state championships this weekend. They received several recognitions for sportsmanship. She announced the Women of Distinction awards this weekend and is proud to have these women in the community.

Councilmember Zak thanked the Chamber of Commerce for the successful Winter King Tournament that brought over 1,500 anglers, their spouses, and children to Homer to eat and stay in the community. Based on Ken Castner's comment he will reconsider Ordinance 16-10 to review the schedule and see if we can prolong paving.

Councilmember Van Dyke announced the Pee Wee Hockey Team who took state championship. His oldest grandson was named MVP on his team.

Councilmember Aderhold thanked the Planning Department, Rick Abboud, and the Planning Commission for their work on the towers ordinance. They worked real hard and they are about 90% there. She thanked the public that has engaged tonight; their good, specific, and substantive comments have helped her. She encouraged the public to provide substantive information that will help them make decisions. The training on climate adaptation was really fantastic. There were thirty people from all over the state in the training, representing local and regional agencies, and tribes. There will be additional trainings and meetings in the fall to keep the ball rolling to help us develop the Climate Action Plan.

Councilmember Smith thanked everyone that came before Council with their input. He appreciates that Daniel Zatz will be building infrastructure to provide a space for youths and adults. Councilmember Smith was part of the Jack Gist Park formation which has proved to be a tremendous asset to the community. He hopes we can find a way to be a partner since partnerships go a long way. Opiate abuse is not unique to this town. There will be a lot of competition for the money from the federal government so we need to be prepared to be in line. The future of this community is at the greatest risk and we need to provide a protective environment. He appreciates what Scott Adams said about Seafarer's Memorial. A classmate of his did the sculpture. It is a great tribute to a central part of our community.

Councilmember Lewis congratulated the women's basketball team. It is the first time Pee Wee Hockey has won state at home. On April 9th and 10th there will be an anniversary celebration of the Kevin Bell Arena. There will be all kinds of activities. The arena is another

partnership where parents have put out hundreds of thousands of dollars and brought in hundreds of thousands of dollars. Over the last weekend \$260,000 was brought in to the Kevin Bell Arena with family members and players. He will always support hockey and look for help there.

ADJOURNMENT

There being no further business to come before the Council, Mayor Wythe adjourned the meeting at 9:37 p.m. The next Regular Meeting is Monday, April 11, 2016 at 6:00 p.m., Committee of the Whole 5:00 p.m., and Worksession 4:00 p.m. A Worksession is scheduled for Monday, April 18, 2016 at 5:00 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

JO JOHNSON, MMC, CITY CLERK

Approved: _____



City of Homer

www.cityofhomer-ak.gov

Office of the Mayor

491 East Pioneer Avenue
Homer, Alaska 99603

mayor@ci.homer.ak.us

(p) 907-235-3130

(f) 907-235-3143

Memorandum 16-058

TO: HOMER CITY COUNCIL
FROM: MARY E. WYTHE, MAYOR
DATE: APRIL 5, 2016
SUBJECT: APPOINTMENTS OF ANDERS GUSTAFSON TO THE ECONOMIC DEVELOPMENT ADVISORY COMMISSION AND MARK ZEISET TO THE PORT AND HARBOR ADVISORY COMMISSION.

Anders Gustafson is appointed to the Economic Development Advisory Commission for a three-year term to expire April 1, 2019. He fills the seat vacated by Corbin Arno.

Mark Zeiset is appointed to the Port and Harbor Advisory Commission for a three-year term to expire February 1, 2019. He fills the seat vacated by Bob Howard.

RECOMMENDATION:

Confirm the appointments of Andres Gustafson to the Economic Development Advisory Commission and Mark Zeiset to the Port and Harbor Advisory Commission.

Fiscal Note: N/A



CITY OF HOMER
APPLICATION TO SERVE ON ADVISORY BODY
COMMISSION, BOARD, COMMITTEE, TASK FORCE

APR - 1 2016
[Signature]

CITY CLERK'S OFFICE
CITY OF HOMER
491 E. PIONEER AVE
HOMER, AK 99603
PH. 907-235-3130
FAX 907-235-3143
clerk@cityofhomer-ak.gov

The information below provides some basic background for the Mayor and Council
This information is public and will be included in the Council Information packet

Name: Anders Gustafson Date: 04/01/16

Physical Address: 57535 Reinhart Ln Homer, AK 99603

Mailing Address: Po Box 1245 Homer AK 99603

Phone #: _____ Cell #: 907-306-1665 Work #: _____

Email Address: andersinak@gmail.com

The above information will be published in the City Directory and within the city web pages if you are appointed
by the Mayor and your appointment is confirmed by the City Council

Please indicate the advisory body that you are interested in serving on by marking with an X.
You may select more than one.

ADVISORY PLANNING COMMISSION
1ST & 3RD WEDNESDAY OF THE MONTH AT 6:30 PM
WORKSESSION PRIOR TO EACH MEETING AT 5:30 PM

ECONOMIC DEVELOPMENT ADVISORY
COMMISSION
2ND TUESDAY OF THE MONTH AT 6:00 PM

PARKS & RECREATION ADVISORY
COMMISSION
3RD THURSDAY OF THE MONTH AT 5:30 PM

CANNABIS ADVISORY COMMISSION
4TH THURSDAY OF THE MONTH AT 5:30 PM

PORT & HARBOR ADVISORY COMMISSION
3RD WEDNESDAY OF THE MONTH
OCT-APRIL AT 5:00 PM
MAY - SEPT AT 6:00 PM

LIBRARY ADVISORY BOARD
1ST TUESDAY OF THE MONTH AT 5:30 PM

PUBLIC ARTS COMMITTEE
2ND THURSDAY OF THE MONTH AT 5:00 P.M.
FEB, MAY, AUGUST & NOVEMBER
WORKSESSIONS PRIOR AT 4:00 PM

OTHER - PLEASE INDICATE

CITY COUNCIL
2ND & 4TH MONDAY OF THE MONTH
SPECIAL MEETINGS & WORKSESSIONS AT 4:00 PM
COMMITTEE OF THE WHOLE AT 5:00 PM
REGULAR MEETING AT 6:00 PM

I have been a resident of the city for _____ years. I have been a resident of the area for 7+ years.

I am presently employed at G Squared LLC

Please list any special training, education or background you may have which is related to your choice of advisory body.

I have been an entrepreneur in Homer and Alaska for nearly 20 years. I created my own degree

at the University of Alaska, Anchorage, and am currently working with the Homer Chamber of

Commerce as well.

Have you ever served on a similar advisory body? If so please list when, where and how long:

I was on an Advisory Board for the Bristol Bay Heritage Land Trust, I am now a full board member.

Why are you interested in serving on the selected advisory body?

I have a deep concern for the future economic stability of Homer.

Please list any current memberships or organizations you belong to related to your selection(s):

Please answer the following only if you are applying for the Advisory Planning Commission:
Have you ever developed real property other than a personal residence, if so briefly explain:

I am currently working of developing the South Peninsula Athletic and Recreation Center.

In my capacity as a board member with the Land Trust we also work on property development.

Please answer if your are applying for the Port & Harbor Advisory Commission:
Do you use the Homer Port and/or Harbor on a regular basis?

Yes No What is your primary use? Commercial Recreational

Please include any additional information that may assist the Mayor in his/her decision making:

In my experience as the Executive Director of the Renewable Resources Coalition & Foundation

I managed a state wide NGO, and was also responsible for envisioning and creating Salmonstock,

as well as successfully running the state wide initiative campaign in 2014.

When you have completed the application please review and return to the City Clerk's Office. You may also email this to clerk@cityofhomer-ak.gov or fax to 907-235-3143. Thank you for applying!



CITY OF HOMER
APPLICATION TO SERVE ON ADVISORY BODY
COMMISSION, BOARD, COMMITTEE, TASK FORCE

APR 05 2016 PM 12:28

CITY CLERK'S OFFICE
CITY OF HOMER
491 E. PIONEER AVE
HOMER, AK 99603
PH. 907-235-3130
FAX 907-235-3143
clerk@cityofhomer-ak.gov

The information below provides some basic background for the Mayor and Council
This information is public and will be included in the Council Information packet

Name: Mark Zeiset Date: 4-5-16

Physical Address: 41646 South Slope Rd Homer, AK 99603

Mailing Address: 4406 Homer Spit Rd Homer, AK 99603

Phone #: _____ Cell #: 907-351-1610 Work #: 907-235-8008

Email Address: Mark@southcentralrader.com

The above information will be published in the City Directory and within the city web pages if you are appointed by the Mayor and your appointment is confirmed by the City Council

Please indicate the advisory body that you are interested in serving on by marking with an X.
You may select more than one.

ADVISORY PLANNING COMMISSION
1ST & 3RD WEDNESDAY OF THE MONTH AT 6:30 PM
WORKSESSION PRIOR TO EACH MEETING AT 5:30 PM

ECONOMIC DEVELOPMENT ADVISORY COMMISSION
2ND TUESDAY OF THE MONTH AT 6:00 PM

PARKS & RECREATION ADVISORY COMMISSION
3RD THURSDAY OF THE MONTH AT 5:30 PM

CANNABIS ADVISORY COMMISSION
4TH THURSDAY OF THE MONTH AT 5:30 PM

PORT & HARBOR ADVISORY COMMISSION
3RD WEDNESDAY OF THE MONTH
OCT-APRIL AT 5:00 PM
MAY - SEPT AT 6:00 PM

LIBRARY ADVISORY BOARD
1ST TUESDAY OF THE MONTH AT 5:30 PM

PUBLIC ARTS COMMITTEE
2ND THURSDAY OF THE MONTH AT 5:00 P.M.
FEB, MAY, AUGUST & NOVEMBER
WORKSESSIONS PRIOR AT 4:00 PM

OTHER - PLEASE INDICATE

CITY COUNCIL
2ND & 4TH MONDAY OF THE MONTH
SPECIAL MEETINGS & WORKSESSIONS AT 4:00 PM
COMMITTEE OF THE WHOLE AT 5:00 PM
REGULAR MEETING AT 6:00 PM

I have been a resident of the city for 3 years. I have been a resident of the area for 3 years.

I am presently employed at South Central Radar

Please list any special training, education or background you may have which is related to your choice of advisory body.

National Marine Electronic Certification

owner of South Central Radar LLC (on spit)

on Homer Marine Trades board

Have you ever served on a similar advisory body? If so please list when, where and how long:

on Homer Marine trade board 2014 to present

Why are you interested in serving on the selected advisory body?

The Homer Harbor is a very large part to my business, community, and my family

Please list any current memberships or organizations you belong to related to your selection(s):

Homer Marine Trades

Please answer the following only if you are applying for the Advisory Planning Commission:

Have you ever developed real property other than a personal residence, if so briefly explain:

Please answer if your are applying for the Port & Harbor Advisory Commission:

Do you use the Homer Port and/or Harbor on a regular basis?

Yes No What is your primary use? Commercial Recreational

Please include any additional information that may assist the Mayor in his/her decision making:

I work in the Harbor almost every day on customers boats.

When you have completed the application please review and return to the City Clerk's Office. You may also email this to clerk@cityofhomer-ak.gov or fax to 907-235-3143. Thank you for applying!

1 **CITY OF HOMER**
2 **HOMER, ALASKA**

3 City Clerk/Parks & Recreation
4 Advisory Commission

5 **RESOLUTION 16-037**

6
7 A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,
8 AMENDING THE PARKS AND RECREATION ADVISORY
9 COMMISSION BYLAWS, REGULAR MEETINGS, CHAIR OR VICE
10 CHAIR TO CONDUCT AGENDA REVIEW.

11
12 WHEREAS, The Parks and Recreation Advisory Commission introduced and discussed
13 the proposed change to their Bylaws at their regular meetings of February 18, 2016 and March
14 17, 2016; and

15
16 WHEREAS, The Parks and Recreation Advisory Commission in an effort to conduct
17 more efficient meetings would like to revert to a previous process where the Chair or Vice
18 Chair reviewed and approved the agenda; and

19
20 WHEREAS, Having the Chair or Vice Chair determine the items on the meeting agenda
21 is a more suitable procedure.

22
23 NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska, amends
24 the Parks and Recreation Advisory Commission Bylaws, Regular Meetings, for the Chair or
25 Vice Chair to Conduct Agenda Review.

26
27 PASSED AND ADOPTED by the Homer City Council this 11th day of April, 2016.

28
29 CITY OF HOMER

30
31
32 _____
33 MARY E. WYTHE, MAYOR

34
35 ATTEST:

36
37
38 _____
39 JO JOHNSON, MMC, CITY CLERK

40
41 Fiscal Note: NA



City of Homer

www.cityofhomer-ak.gov

Office of the City Clerk

491 East Pioneer Avenue
Homer, Alaska 99603

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Memorandum 16-060

TO: MAYOR WYTHE AND CITY COUNCIL
FROM: PARKS AND RECREATION ADVISORY COMMISSION
THRU: RENEE KRAUSE, CMC, DEPUTY CITY CLERK
DATE: MARCH 22, 2016
SUBJECT: AMEND BYLAWS TO HAVE CHAIR OR VICE CHAIR AS APPROPRIATE CONDUCT
AGENDA REVIEW

In order to keep the agenda at a manageable level for the commission and staff and to conduct the meetings within the two and one-half hour maximum time frame designated by Resolution 13-092, staff is requesting a revision to the bylaws to have the chair approve all agenda item requests. Currently any commissioner and staff may add items to the agenda until the agenda closure time and this had led to lengthy commission meeting lasting three or more hours to address all the agenda items in a timely manner.

The Bylaws amendment was introduced at the February 18, 2016 meeting and again on the agenda for a final vote at the March 17, 2016 regular meeting. Following are the excerpts from the minutes of those meetings.

Recommendation

Approve the request to amend the Parks and Recreation Advisory Commission Bylaws to have the Chair or Vice Chair as appropriate conduct agenda review.

Excerpt from February 18, 2016 Regular Meeting:

NEW BUSINESS

D. Amending the Commission Bylaws Regarding Adding Items to the Agenda

Chair Steffy read the title into the record and requested a motion.

ASHMUN/LOWNEY – MOVED TO DISCUSS AMENDING THE BYLAWS.

Discussion on the proposed amendment was met favorably by a majority of the commission.

LOWNEY/ARCHIBALD – MOVED TO APPROVE THE AMENDMENT TO THE BYLAWS TO HAVE AGENDA PROCESS VETTED BY THE CHAIR OR VICE CHAIR AND ADD IT TO THE MARCH MEETING AGENDA FOR SECOND AND FINAL READING.

There was additional brief discussion on the benefits of making this change. If the Chair is not available the Vice Chair will be delegated the task or if he/she is not available then the Chair will appoint a commissioner to fill the role of acting chair. Staff explained that previously the Chair determined the agenda. A draft agenda containing items that were carried over, on the annual calendar or submitted by the Clerk, such as the regular meeting schedule would be forwarded to the Chair then they would add the additional items that were submitted to him from commissioners. This process was changed to staff and the Clerk preparing the agenda and the commissioners requesting items to be added because the Chair was not being responsive in a timely manner in completing the agenda. Staff would like to have it changed back to the way it was done.

VOTE. YES. ASHMUN, ROEDL, BRANN, ARCHIBALD, STEFFY, HART, LOWNEY

Motion carried.

Excerpt from March 17, 2016 Regular Meeting:

PENDING BUSINESS

A. Amending the Commission Bylaws

1. Packet Material and Agenda Review Conducted by the Chair

Chair Steffy read the title into the record and requested a motion to bring it to the floor.

BRANN/HART - MOVED TO AMEND THE PARKS AND RECREATION ADVISORY COMMISSION BYLAWS TO HAVE THE CHAIR OR VICE CHAIR AS APPROPRIATE CONDUCT PACKET CONTENT REVIEW AND AGENDA APPROVAL.

Chair Steffy commented on the process will work very well and help contain what the commission can address in one meeting.

VOTE. YES. ASHMUN, ROEDL, BRANN, STEFFY, HART

Motion carried.

**PARKS AND RECREATION ADVISORY COMMISSION
BYLAWS**

The Homer Parks and Recreation Advisory Commission is established with those powers and duties as set forth in Title 1, Section 74, of the Homer Municipal Code.

The Commission is established to act in an advisory capacity to the City Manager and the City Council on the problems and development of parks and recreation facilities and public beaches within the City.

The Commission's jurisdiction is limited to the area within the City Boundaries except for those extra territorial interests, such as trails and city properties, subject to city jurisdiction.

The Homer Parks and Recreation Advisory Commission consist of seven members; up to three members may be residents from outside the city limits, preference shall be given to City resident applicants.

Members will be appointed by the Mayor for three-year terms (except to complete terms) subject to confirmation by the City Council.

One Homer area High School student selected by his or her student body shall serve as a consulting member of the Commission in addition to the seven appointed members, and may attend and participate in all meetings as a consultant, but shall have no vote. (Ord. 99-04, 1999)

There will be regular monthly meetings except January, July and December of the Commission and permanent records or minutes shall be kept of the proceedings. The minutes will record the vote of each member upon every question. Every decision shall be filed in the office of the City Clerk and shall be public record open to inspection.

HISTORY

The By-laws were passed by the Parks and Recreation Commission on October 20, 1983 by the Homer City Council on February 13, 1984, and shall be in effect and govern the procedures of the Commission.

The duties and responsibilities of the Commission are:

A. Act in advisory capacity to the City Manager and the City Council on the problems and development of park and recreation facilities and public beaches in the city. Consideration may include existing facilities, possible future developments and recommendations on land use.

B. Consider any specific proposal, problem or project as directed by the City Council.

BY-LAWS

A. To abide by existing Alaska State Law, Borough Code of Ordinance, where applicable, and Homer Municipal Code;

B. To abide by Robert's Rules of Order, current edition, in so far as this treatise is consistent with Homer Municipal Code.

C. REGULAR MEETINGS:

1. January through November on the third Thursday of the month, at 5:30 p.m.
2. Items will be added to the agenda upon request of staff, ~~the Commission or a Commissioner.~~ **through the Chair or upon approval by the Chair and in the absence of the Chair, the Vice Chair.** Agenda deadline is the Wednesday of the week preceding the meeting date at 5:00 p.m.
3. Removing items from the published agenda will be by consensus of the Commission. No items may be added.
4. Commissioners will give staff or Chair a minimum of two weeks notice or as soon as possible regarding their potential absence from a meeting.

D. COMMITTEES

1. The Chair shall appoint committees for such specific purposes as the business of the Commission may require. Committee membership shall include at least two Commissioners. Other Committee members may be appointed from the public.
2. One Committee member shall be appointed Chair and be responsible creating an agenda and notifying the City Clerk of meetings so they may be advertised in accordance with Alaska State Law and Homer City Code.
3. One Committee member shall be appointed responsible for furnishing summary notes of all Committee meetings to the City Clerk.

4. Committees shall meet in accordance with Commission bylaws and Robert's Rules.
5. All committees shall make a progress report at each Commission meeting.
6. No committee shall have other than advisory powers.
7. Per Roberts Rules, upon giving a final report, the Committee is disbanded.

E. COMMISSION MEETING PUBLIC COMMENT/TESTIMONY AND AUDIENCE COMMENT TIME LIMITS

1. The meeting Chair shall note for the audience's benefit that there is a three minute time limit each time there is a place in the agenda for public comment/testimony or audience comments.
2. Any individual wishing to address the Commission shall adhere to a three minute time limit. It is the responsibility of the Chair to announce under Public Comments, Public testimony on public hearing items and Audience Comments that there is a 3 minute time limit.
3. Time limits may be adjusted by the 2 minutes up or down with the concurrence of the body in special circumstances only such as agenda content and public attendance.

F. SPECIAL MEETINGS:

1. Called by Chair or majority of the Commission.

G. DUTIES AND POWERS OF THE OFFICERS:

1. A Chair and Vice-Chair shall be selected annually (November meeting) by the appointive members.
2. The Chair shall preside at all meetings of the Commission, call special meetings in accordance with the by-laws, sign documents of the Commission, see that all actions and notices are properly taken, and summarize the findings of the Commission for the official record.
3. The Vice-Chair shall perform all duties and be subject to all responsibilities of the Chair in his/her absence, disability or disqualification of office.
4. The Vice-Chair will succeed the Chair if he/she vacates the office before the term is completed, to complete the unexpired term. A new Vice-Chair shall be elected at the next regular meeting.

H. MOTIONS TO RECONSIDER:

1. Notice of reconsideration shall be given to the Chair or Vice-Chair, if the Chair is unavailable, within forty-eight hours from the time the original action was taken.
2. A member of Commission who voted on the prevailing side on any issue may move to reconsider the Commission's action at the same meeting or at the next regular meeting of the body provided the above 48-hour notice has been given.
3. Consideration is only for the original motion to which it applies.

I. CONFLICT OF INTEREST:

1. A member or the Commission shall disqualify himself/herself from participating in any official action in which he/she has a substantial financial interest.
2. Should the Commission member not move to disqualify himself/herself after it has been established that he/she has a substantial financial interest, the Commission may move to disqualify that member by a majority vote of the body.

J. QUORUM; VOTING:

1. Four Commission members shall constitute a quorum.
2. Four affirmative votes are required for the passage of a resolution or motion.
3. Voting will be by verbal vote, the order to be rotated. The final vote on each resolution or motion is a recorded roll call vote.
4. The City Manager, Mayor and High School student shall serve as consulting members of the Commission but shall have no vote.

K. CONSENSUS:

1. The Commission may, from time to time, express its opinion or preference concerning a subject brought before it for consideration. Said statement, representing the will of the body and meeting of the minds of the members, may be given by the presiding officer as the consensus of the body as to that subject without taking a motion and roll call vote.

L. ABSTENTIONS:

1. All Commission members present shall vote unless the Commission, for special reasons, permits a member to abstain.
2. A motion to excuse a member from voting shall be made prior to the call for the question to be voted upon.
3. A member of the Commission requesting to be excused from voting may make a brief, oral statement of the reasons for the request and the question of granting permission to abstain shall be taken without further debate.
4. A member may not be permitted to abstain except upon the unanimous consensus of members present.
5. A member may not explain a vote, may not discuss the question while the roll call vote is being taken and may not change his/her vote thereafter.

M. VACANCIES:

1. A Commission appointment is vacated under the following conditions and upon the declaration of vacancy by the Commission.
2. The Commission shall declare a vacancy when the person appointed:
 - A. fails to qualify to take office within 30 days after his/her appointment;
 - B. resigns and the resignation is accepted;
 - C. is physically or mentally unable to perform the duties of his/her office;
 - D. misses three consecutive regular meetings unless excused; or
 - E. is convicted of a felony or of an offense involving a violation of his/her oath of office.

N. GENERAL ORDER OF BUSINESS:

NAME OF BODY	DATE OF MEETING
PHYSICAL LOCATION OF MEETING	DAY OF WEEK AND TIME OF MEETING
HOMER, ALASKA	MEETING ROOM

NOTICE OF MEETING
REGULAR MEETING AGENDA

1. CALL TO ORDER
2. APPROVAL OF AGENDA
3. PUBLIC COMMENTS REGARDING ITEMS ON THE AGENDA. (3 MINUTE TIME LIMIT)
4. RECONSIDERATION
5. APPROVAL OF MINUTES or CONSENT AGENDA.
6. VISITORS (Chair set time limit not to exceed 20 minutes) (Public may not comment on the visitor or the visitor's topic until audience comments.) No action may be taken at this time.
7. STAFF & COUNCIL REPORT/COMMITTEE REPORTS/BOROUGH REPORTS (Chair set time limit not to exceed 5 minutes.)
8. PUBLIC HEARING (3 MINUTE TIME LIMIT)
9. PLAT CONSIDERATION (Planning Commission only)
10. PENDING BUSINESS or OLD BUSINESS
11. NEW BUSINESS or COMMISSION BUSINESS
12. INFORMATIONAL MATERIALS (NO ACTION MAY BE TAKEN ON THESE MATTERS, THEY MAY BE DISCUSSED ONLY).
13. COMMENTS OF THE AUDIENCE (3 MINUTE TIME LIMIT)
14. COMMENTS OF THE CITY STAFF (not required) (Staff report may be at this time in the agenda.)
15. COMMENTS OF THE COUNCILMEMBER (If one is assigned)
16. COMMENTS OF THE CHAIR (May be combined with COMMENTS OF THE COMMISSION/BOARD since the Chair is a member of the Commission/Board.)
17. COMMENTS OF THE COMMISSION
18. ADJOURNMENT/NEXT REGULAR MEETING IS SCHEDULED FOR _____ note any worksessions, special meetings, committee meetings etc. All meetings scheduled to be held in the Homer City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska. (Sometimes the meeting is scheduled for the Conference Room)

O. PROCEDURE FOR CONSIDERATION OF AGENDA ITEMS:

The following procedure will normally be observed pursuant to Robert's Rules:

1. A motion is made to discuss the item OR to approve the staff recommendation. The item may then be discussed, amended or voted on.
2. If there are questions of staff or an appropriate audience member, a Commissioner may request permission from the Chair to ask the question. The Chair, upon with consensus approval, may grant the request.

P. BYLAWS AMENDED:

The bylaws may be amended at any meeting of the Commission by a majority plus one vote of the members, provided that notice of said proposed amendment is given to each member in writing. The proposed amendment shall be introduced at one meeting and action shall be taken at the next commission meeting.

Q. TELECONFERENCE:

Teleconference meetings.

1. The preferred procedure for Commission meeting is that all members be physically present at the designated time and location within the City for the meeting. However, physical presence may be waived by the Chair or Commission and a member may participate in a meeting by Teleconference when it is not essential to the effective participation or the conduct of business at the meeting.

A. A Commission member participating by teleconference shall be deemed to be present at the meeting for all purposes. In the event the Chair participates telephonically, the Vice-Chair shall run the meeting.

2. Teleconference procedures.

A. A Commission member who cannot be physically present for a regularly scheduled meeting shall notify the recording clerk at least five days prior to the scheduled time for the meeting of his/her intent to appear by telephonic means of communication.

B. The recording clerk shall notify the Commission members three days prior to the scheduled time for the Commission meeting of Commission members intending to appear by teleconference.

C. The means used to facilitate a teleconference meeting of the Commission must enable each Commission member appearing telephonically to clearly hear all other Commission members and members of the public attending the meeting as well as be clearly heard by all other Commission members and members of the public.

D. The recording clerk shall note in the attendance record all Commission members appearing telephonically.

LEGISLATIVE HISTORY

Amendment to the first paragraph was passed by the Commission on April 19, 1990 and passed by Homer City Council on May 14, 1990 via Resolution 90-34.

New section M, Alternate Voting Members was passed by Homer City Council on June 8, 1998 via Resolution 98-41.

Amendment to include Teleconference Procedures was approved by the Commission on February 15, 2001 and adopted by the City Council on February 26, 2001 via Resolution 01-09. This amendment changed the edition of Robert's Rules of Order from seventh to current and added new sections N. and O.

Amendment to the meeting time was passed by Homer City Council on February 14, 2005 via Resolution 05-17.

Amendment Revising the Agenda Layout and Content, Regular meeting procedures, Special Meeting procedures; adding Commission Meeting Public Comment/Testimony and Audience Comment Time limits,

Public Beaches, Procedure for Consideration of Agenda Items; Removing Alternative Voting Members was passed by Homer City Council via Resolution 07-22(A).

Amendment Revising the Frequency of Meetings and Attendance Requirements was passed by Homer City Council via Resolution 09-79

Revising the meeting time from 6:30 p.m. to 5:30 p.m. was passed by Homer City Council on December 13, 2010 via Resolution 10-96.

Establish Monthly Meetings with the Exception of December was passed by Homer City Council on July 25, 2011 via Resolution 11-076.

Established Monthly Meetings with the Exception of January, July and December was passed by Homer City Council on

**CITY OF HOMER
HOMER, ALASKA**

Reynolds

RESOLUTION 16-038

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,
SUPPORTING THE SOCCER ASSOCIATION OF HOMER'S SOUTH
PENINSULA ATHLETIC AND RECREATION CENTER (SPARC)
FACILITY.

WHEREAS, The City of Homer supports private efforts that provide our community's youth with athletic and recreational opportunities; and

WHEREAS, The City of Homer recognizes that Homer Soccer Association has identified a particular need for increased access to recreational and exercise space for elementary and middle-school aged children for non-school based sports and other activities; and

WHEREAS, The City of Homer supports private efforts that provide our community's senior citizens with healthy, indoor walkable space when roads, sidewalks and trails are ice-covered; and

WHEREAS, The City of Homer recognizes the community's #1 identified need for recreation is an indoor sports facility; and

WHEREAS, The City of Homer encourages the provision of low-cost, affordable recreational opportunities by agencies and individuals within the City; and

WHEREAS, The City of Homer supports opportunities created by private funding that improve the quality of life for the community's residents.

NOW, THEREFORE, BE IT RESOLVED The City of Homer hereby affirms its support for the Soccer Association of Homer's SPARC (South Peninsula Athletic and Recreation Center) facility.

PASSED AND ADOPTED by the Homer City Council this 11th day of April, 2016.

CITY OF HOMER

MARY E. WYTHE, MAYOR

43 ATTEST:

44

45

46 _____

47 JO JOHNSON, MMC, CITY CLERK

48

49 Fiscal information: N/A

1 **CITY OF HOMER**
2 **HOMER, ALASKA**

3 Reynolds

4 **RESOLUTION 16-039**

5
6 A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,
7 EXPRESSING SUPPORT FOR THE REMOTE TRANSACTIONS
8 PARITY ACT.
9

10 WHEREAS, A 1992 Supreme Court case (*Quill v. North Dakota*) left State and local
11 governments unable on their own accord to enforce sales tax collections and remittance by
12 out-of-state catalog and online sellers; and
13

14 WHEREAS, As a result, billions of State and local tax dollars are lost each year by
15 allowing this tax-free platform to exist while brick-and-mortar retailers collect sales taxes
16 from customers; and
17

18 WHEREAS, This creates a competitive disadvantage to main street shopkeepers who
19 are rooted and invested in the community, especially at a time when local governments are
20 trying to encourage job creation and economic development; and
21

22 WHEREAS, The Supreme Court of the United States also declared in the same 1992
23 *Quill v. North Dakota* case that Congress could exercise its authority under the Commerce
24 Clause of the U.S. Constitution to decide “whether, when and to what extent” the states may
25 require sales tax collection on remote sales; and
26

27 WHEREAS, The Remote Transactions Parity Act does not impose a new tax but rather
28 provides a mechanism by which states and local governments can collect a tax that is already
29 legally required in states with a sales tax; and
30

31 WHEREAS, The City of Homer uses tax revenue to provide vital public safety and public
32 works programs, fixing aging infrastructure and supporting parks, community centers and
33 libraries; and
34

35 WHEREAS, The City of Homer faces unprecedented budget shortfalls and has had to
36 and will continue to cut back services in many of these areas due to the low price of oil that
37 the state economy is dependent upon; and
38

39 WHEREAS, With the tremendous growth in online sales, the ability to collect remote
40 transactions sales tax would play an important supportive role in the City of Homer’s
41 provision of critical community services.

42 NOW, THEREFORE, BE IT RESOLVED that the Homer City Council urges members of the
43 Alaska Congressional delegation to support the Remote Transactions Parity Act of 2016
44 (H.R.2775) for the fair, uniform, simplified, and constitutional collection of state and local
45 sales taxes; and further affirms that, through passage of the legislation, Congress will:

46 a) foster consistent standards for in-state and remote sellers who are obligated to
47 collect state and local sales and use taxes, providing equal, consistent, and fair treatment
48 among traditional brick-and-mortar retailers, brick-and-click retailers, catalogue retailers,
49 and Internet-only retailers; and

50 b) ensures parity at the point of sale.

51
52 BE IT FURTHER RESOLVED that the Homer City Clerk is instructed to transmit a copy of
53 this resolution to the Alaska Federal Delegation.

54
55 PASSED AND ADOPTED by the Homer City Council this 11th day of April, 2016.

56
57 CITY OF HOMER

58
59
60
61 _____
62 MARY E. WYTHE, MAYOR

63 ATTEST:

64
65
66 _____
67 JO JOHNSON, MMC, CITY CLERK

68
69 Fiscal Note: N/A

70

VISITORS

ANNOUNCEMENTS
PRESENTATIONS
BOROUGH REPORT
COMMISSION REPORTS

CITY OF HOMER
HOMER, ALASKA

MAYOR'S PROCLAMATION

NATIONAL LIBRARY WEEK
April 10 – 16, 2016

WHEREAS, Libraries have long served as trusted and treasured institutions, and library workers and librarians obtain, organize, create, and disseminate resources to better their communities, campuses and schools; and

WHEREAS, Libraries are evolving in order to continue to fulfill their role in leveling the playing field for all who seek information and access to technologies; and

WHEREAS, Libraries and librarians open up a world of possibilities through innovative STEAM programming, Makerspaces, job-seeking resources and the power of reading; and

WHEREAS, Libraries support democracy and effect social change through their commitment to provide equitable access to information for all library users regardless of race, ethnicity, creed, ability, sexual orientation, gender identity or socio-economic status; and

WHEREAS, Libraries, librarians, library workers and supporters across America are celebrating National Library Week.

NOW, THEREFORE, I, Mary E. Wythe, Mayor of the City of Homer, do hereby proclaim April 10 – 16, 2016 as:

NATIONAL LIBRARY WEEK

and encourage all residents to visit the library this week and explore what's new at your library, and engage with your librarians. Because of you, Libraries Transform.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Homer, Alaska, to be affixed this 11th day of April, 2016.

CITY OF HOMER

MARY E. WYTHE, MAYOR

ATTEST:

JO JOHNSON, MMC, CITY CLERK

Session 16-06, a Regular Meeting of the Homer Advisory Planning Commission was called to order by Chair Stead at 6:30 p.m. on March 16, 2016 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMISSIONERS BOS, ERICKSON, HIGHLAND, STEAD, VENUTI

ABSENT: BRADLEY, STROOZAS

STAFF: CITY PLANNER ABBOUD
DEPUTY CITY CLERK JACOBSEN

Approval of Agenda

Chair Stead called for a motion to approve the agenda.

HIGHLAND/VENUTI SO MOVED.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

Public Comment

The public may speak to the Planning Commission regarding matters on the agenda that are not scheduled for public hearing or plat consideration. (3 minute time limit).

Reconsideration

Adoption of Consent Agenda

All items on the consent agenda are considered routine and non-controversial by the Planning Commission and are approved in one motion. There will be no separate discussion of these items unless requested by a Planning Commissioner or someone from the public, in which case the item will be moved to the regular agenda and considered in normal sequence.

- A. Approval of Minutes of March 2, 2016 Regular Meeting Minutes
- B. Time Extension: Barnett's South Slope Sub. Quiet Creek Park
- C. Time Extension: Christensen Tracts 2009 Addition

Chair Stead called for a motion to the consent agenda.

HIGHLAND/BOS SO MOVED.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

Presentations

Reports

- A. Staff Report PL 16-17, City Planner's Report

City Planner Abboud reviewed the staff report.

There was brief discussion regarding FEMA and the Beluga Lake dam elevations. City Planner Abboud also commented that he will be at training the first week in April and there are no applications submitted, so he suggested canceling the April 6th Commission meeting.

Public Hearings

Testimony limited to 3 minutes per speaker. The Commission conducts Public Hearings by hearing a staff report, presentation by the applicant, hearing public testimony and then acting on the Public Hearing items. The Commission may question the public. Once the public hearing is closed the Commission cannot hear additional comments on the topic. The applicant is not held to the 3 minute time limit.

None

Plat Consideration

- A. Staff Report PL 16-18 W.R. Benson's 2016 Preliminary Plat

City Planner Abboud reviewed the staff report.

There was no applicant or public comment.

There was brief discussion that the applicant is responsible for verifying wetlands in the area.

It was noted there is conflicting information in that the staff report refers to the area as commercial and the surveyor suggests it's residential. City Planner Abboud confirmed it is in the Commercial Business District.

ERICKSON/HIGHLAND MOVED TO ADOPT STAFF REPORT PL 16-18 W.R. BENSON'S 2016 PRELIMINARY PLAT WITH STAFF COMMENTS AND RECOMMENDATIONS.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

Pending Business

- A. Staff Report PL 16-19 Comprehensive Plan Update, Chapter 5 Transportation

City Planner Abboud reviewed Chapter 5, Transportation, with the Commission. He noted some of the challenges with wording, particularly with language that is carried over from other plans. Discussion topics included:

1. Connector streets, particularly the Waddell connection, also where the road dead ends on Fairview.
2. STIP funds that may be available from unfinished projects.
3. The need for sidewalks and proper road improvements.
4. The State's desire to turn Pioneer Avenue over to the City for maintenance.
5. Volunteer efforts to make trails happen as a community project in light of the City's current budget issues.
6. Cluster developments.
7. Making the spit road a pedestrian zone to slow vehicles down in the congested area, and limiting access points to the road.
8. Airport standards, airplane flight patterns and associated noise.
9. Challenges of public transportation alternatives.
10. The need to update the city's existing transportation plans.
11. The city taking a more active role in affordable housing on their properties.

The Commission did not propose any amendments to Chapter 5.

New Business

Informational Materials

- A. City Manager's Report – March 14, 2016

Comments of the Audience

Comments of Staff

City Planner Abboud commented that he will be attending a Planning Conference the first week in April, they will cancel the April 6 meeting, and will continue to bring Comp Plan chapters to the group.

Comments of the Commission

Commissioner Venuti noted the pictures of the concrete anchors in the City Manager's report. He said it was an interesting meeting tonight.

Commissioner Bos wished everyone luck at the Winter King tournament this weekend.

Commissioner Erickson said it's nice to be back.

Commissioner Highland congratulated Deputy City Clerk Jacobsen on her position on the AAMC board, and is going to continue to look into recycling for the city.

HOMER ADVISORY PLANNING COMMISSION
REGULAR MEETING MINUTES
MARCH 16, 2016

Chair Stead complemented the city's website; he said it looks very nice. He said it was an interesting meeting and the discussion about transportation and the needs in Homer. There is a lot to do.

Adjourn

There being no further business to come before the Commission, the meeting adjourned at 7:51 p.m. The next regular meeting is scheduled for April 6, 2016 at 6:30 p.m. in the City Hall Cowles Council Chambers. A worksession may be held at 5:30 p.m.

MELISSA JACOBSEN, CMC, DEPUTY CITY CLERK

Approved: _____

PUBLIC HEARING(S)

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

**Kachemak Drive Phase III Water and Sewer Special Assessment District
Ordinances 16-09(A), 16-13, 16-14, 16-15, 16-16 and 16-17(S)
Resolutions 16-032 and 16-033(S)**

A **public hearing** is scheduled for **Monday, April 11, 2016** during a Regular City Council Meeting. The meeting begins at 6:00 p.m. in the Homer City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

Ordinances 16-09(A), 16-13, 16-14, 16-15, 16-16 and 16-17(S) internet address:
<http://www.cityofhomer-ak.gov/ordinances>

Resolutions 16-032 and 16-033(S) internet address:
<http://www.cityofhomer-ak.gov/resolutions>

KACHEMAK DRIVE PHASE III WATER AND SEWER SPECIAL ASSESSMENT DISTRICT

Ordinance 16-09(A), An Ordinance of the City Council of Homer, Alaska, Amending the FY 2016 Operating Budget by Appropriating Funds in the Amount of \$54,300 From Port and Harbor Reserves for the Construction of the Sport Fishing Trailer Parking Lot Drainage Improvement and Authorizing the City Manager to Execute All Appropriate Documents Necessary to Complete the Work. City Manager/Port and Harbor Director.

Ordinance 16-13, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code 7.16.020 Operating, Stopping or Parking of Motor Vehicles in Beach Areas Prohibited; Exceptions, to Extend From October 1 to March 31 the Period During Which a Person May Operate, Stop and Park a Motor Vehicle Between the South End of Mariner Park Beach and the East End of the Seawall Solely for the Purpose of Gathering Sand and Coal. Lewis.

Ordinance 16-14, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code 21.12.020, Permitted Uses and Structures; Regarding the Permission of Detached Dwelling Units in the Rural Residential Zoning District. Planning.

Ordinance 16-15, An Ordinance of the City Council of Homer, Alaska, Amending the FY 2016 Operating Budget by Appropriating Funds in the Amount of \$9,000 From Port and Harbor Reserves for Homer Spit Parking Signage and Long-Term Boat Trailer Parking Enforcement Improvements. City Manager/Port and Harbor Director.

Ordinance 16-16, An Ordinance of the City Council of Homer, Alaska, Authorizing the Transfer of \$80,000 From the Public Safety Building Project to the Fire Station Improvement Project to Fund Design. Mayor.

Ordinance 16-17(S), An Ordinance of the Homer City Council Determining That a Public Purpose Does Not Exist for City Properties Described as Lot 1, Harry Feyer Subdivision, and the Following Located in Section 14, Township 6, Range 13, Seward Meridian: Govt. Lot 3 Lying East of Kachemak Drive, S. ½ of Govt. Lot 30 Lying West of Kachemak Drive, and Govt. Lots 10, 21, 24, 25 and 36; and Authorizing Their Sale. City Manager.

Resolution 16-032, A Resolution of the City Council of Homer, Alaska, Amending the City of Homer Fee Schedule to Include Long Term Boat Trailer Parking. City Manager/Port and Harbor Director.

Resolution 16-033(S), A Resolution of the City Council of Homer, Alaska Amending the Port of Homer Terminal Tariff No. 600 to Include Long Term Boat Trailer Parking Fees. City Manager/Port and Harbor Director.



All interested persons are welcome to attend and give testimony. Written testimony received by the Clerk's Office prior to the meeting will be provided to Council.

** Copies of proposed Ordinances, in entirety, are available for review at Homer City Clerk's Office. Copies of the proposed Ordinances are available for review at City Hall, the Homer Public Library, and the City's homepage - <http://clerk.ci.homer.ak.us>. Contact the Clerk's Office at City Hall if you have any questions. 235-3130, Email: clerk@ci.homer.ak.us or fax 235-3143.

Jo Johnson, MMC, City Clerk
Publish: Homer Tribune: April 6, 2016

A handwritten signature in black ink, appearing to read "Jo Johnson".

CLERK'S AFFIDAVIT OF POSTING

I, Renee Krause, Deputy City Clerk for the City of Homer, Alaska, do hereby certify that a copy of the Public Hearing Notice for **Ordinance 16-09(A)**, Amending the FY2016 Operating Budget by Appropriating Funds in the Amount of \$54,300 from Port & Harbor Reserves for the Construction of the Sport Fishing Trailer Parking Lot Drainage Improvement; **Ordinance 16-13**, Amending Homer city Code 7.16.020 Operating, Stopping or Parking Motor Vehicles in Beach Areas Prohibited; Exceptions, to Extend from October 1 to March 31 the Period During Which a Person May Operate, Stop and Park a Motor Vehicle between the South End of Mariner Park Beach and the East End of the Seawall Solely for the Purpose of Gathering Sand and Coal; **Ordinance 16-14**, Amending Homer Code 21.12.020, Permitted Uses and Structures; regarding the Permission of Detached Dwelling in the Rural Residential Zoning District; **Ordinance 16-15**, Amending the FY 2016 Operating Budget by Appropriating Funds in the Amount of \$9,000 from the Port and Harbor Reserves for Homer Spit Parking Signage and Long term Boat Trailer Parking Enforcement Improvements; **Ordinance 16-16**, Authorizing the Transfer of \$80,000 from the Public Safety Building Project to the Fire Station Improvement Project to Fund Design; **Ordinance 16-17(S)**, Determining that a Public Purpose Does Not Exist for City Properties Described as Lot 1, Harry Feyer Subdivision and the Following Located in Section 14, Township 6, Range 13 Seward Meridian: Govt. Lot 3 Lying East of Kachemak Drive, S. ½ of Govt. Lot 30 Lying West of Kachemak Drive, and Govt. Lots 10, 21, 24, 25, and 36; **Resolution 16-032**, Amending the City of Homer Fee Schedule to Include Long Term Boat Trailer Parking; **Resolution 16-033(S)**, Amending the Port of Homer Terminal Tariff No 600 to Include Long Term Boat Trailer Parking Fees; **KACHEMAK DRIVE PHASE III WATER AND SEWER SPECIAL ASSESSMENT DISTRICT** was distributed to the City of Homer kiosks located at City Clerk's Office, and the Homer Public Library on Thursday, March 31, 2016 and posted the same on City of Homer Website on Wednesday, March 30, 2016.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal of said City of Homer this 31st day of March, 2016.

Renee Krause

Renee Krause, CMC, Deputy City Clerk





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

CITY OF HOMER

NOTICE OF RIGHT TO OBJECT

KACHEMAK DRIVE PHASE III WATER AND SEWER
SPECIAL ASSESSMENT DISTRICT

SPECIAL ASSESSMENT DISTRICT:

KACHEMAK DRIVE PHASE III WATER AND SEWER SPECIAL ASSESSMENT DISTRICT, affecting the property described on the Preliminary Assessment Roll.

On December 20, 2015 the City Clerk determined the sufficiency of the Kachemak Drive Phase III Water and Sewer Special Assessment District. If the assessment district is approved and project construction is approved, the cost of the improvements will be assessed against and become a lien on the property benefited by the improvements.

PUBLIC HEARINGS:

A Public hearing on the assessment, necessity of the improvements, and on the proposed improvement plan are scheduled before the Homer City Council at **6:00 p.m.** on **April 11, 2016** in the Homer City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska. Any person may testify at the public hearing.

NOTICE OF RIGHT TO OBJECT:

The owner of property to be assessed may file a written objection to the improvement plan no later than **April 8, 2016 at 5:00 p.m.** Non responses during the objection period shall be deemed to be non-objections.

If owners of real property that would bear 50 percent or more of the assessed cost of the improvement file timely written objections, the Council may not proceed with the improvement unless it revises the improvement plan to reduce the assessed cost of the improvement that is borne by objecting record owners to less than 50 percent of the assessed cost of the improvement. If the resolution changes the district boundary in the improvement plan, the City Clerk shall notify all record owners of property included in the district under the improvement plan of the change.

At the noticed date and time, the Council shall hold a public hearing on the necessity of the improvement and proposed improvement plan. After the public hearing, the Council shall act upon a resolution determining to proceed with the proposed improvement. The resolution shall find that the improvement is necessary, of benefit to the properties to be assessed, and if the district is initiated by petition, that the petition is in proper form and bears sufficient signatures. The findings of the Council are conclusive. The resolution shall

contain a description of the improvement, the estimated cost of the improvement, the percentage of the cost to be assessed against the properties in the district, and a description of the properties to be assessed.

**OBJECTIONS MUST BE IN WRITTEN FORM AND FILED AT THE OFFICE OF THE
CITY CLERK NO LATER THAN APRIL 8, 2016 AT 5:00 P.M.
FAX AND EMAIL COPIES WILL NOT BE ACCEPTED**

City of Homer
Office of the City Clerk
491 E. Pioneer Avenue
Homer, Alaska 99603
Phone: 907-235-3130; Fax: 907-235-3143
Email: clerk@ci.homer.ak.us

Dated this 5th day of February, 2016

Renee Krause, CMC, Deputy City Clerk

Enclosures: Notice of Public Hearing
Preliminary Assessment Roll
Statement of Objection

PRELIMINARY ASSESSMENT ROLL

PROJECT NAME: **Kachemak Drive Phase III Water and Sewer Special Assessment District** DATE: **February 2, 2016**

TOTAL ESTIMATED PROJECT WATER: **\$1,169,281**

Districts shall be assessed 75% property owner share of the project. The City has secured a State grant which will pay for 70% of the cost of water main extension along Kachemak Drive Phase III. Benefitted property owners will be required to pay that portion of the cost not covered by the grant through the formation of a Special Assessment District: **\$350,784**

TOTAL ESTIMATED PROJECT SEWER: **\$837,358**

Districts shall be assessed 75% property owner share of the project. **\$628,019**
 HOMER ACCELERATED WATER AND SEWER PROGRAM (HAWSP) SHARE: **\$209,340**

	PROPERTY OWNER NAME & ADDRESS	LEGAL DESCRIPTION & PARCEL NUMBER	ASSESSED PROPERTY VALUE	ASSESSED ESTIMATED PROPERTY OWNER SHARE OF ASSESSMENT
1	HODNIK VICKEY J P.O. Box 1836 Homer, AK 99603	T 6S R 13W SEC 22 Seward Meridian HM PTN GOV LOT 2 LYING SOUTH OF KACHEMAK DR EXCLUDING KETA CLIFFS TOO & CARROLL SUBS & E 300 FT OF THE W 700 FT 17936005	\$ 1,083,300.00	\$10,962 Water \$19,626 Sewer
2	ADKISON VERNON P.O. Box 3785 Homer, AK 99603	T 6S R 13W SEC 22 Seward Meridian HM 0830087 SCENIC BAY SUB LOT 3 17936019	\$ 431,800.00	\$10,962 Water \$19,626 Sewer
3	ADVANTAIRA TRUST LLC P.O. Box 800 Homer, AK 99603	T 6S R 13W SEC 23 Seward Meridian HM 0790139 CHECKMATE SHORES SUB LOT 3 17915057	\$ 291,500.00	\$10,962 Water \$19,626 Sewer
4	BENSON IVAN A & PAULINE E PO BOX 81 Anchor Point, AK 99556-0081	T 6S R 13W SEC 23 Seward Meridian HM 0004224 R CRONIN SUB LOT 8B 17915072	\$ 121,000.00	\$10,962 Water \$19,626 Sewer
5	BOLLENBACH AMY P.O. Box 3468 Homer, AK 99603-3468	T 6S R 13W SEC 22 Seward Meridian HM 2011036 GOLDEN CROWNED SUB LOT 2 17936027	\$ 373,300.00	\$10,962 Water \$19,626 Sewer
6	BOLLENBACH JAMIE ALAN ANDRE 155 NICKERSON ST # 2 Seattle, WA 98109-1621	T 6S R 13W SEC 22 Seward Meridian HM 2011036 GOLDEN CROWNED SUB LOT 1 17936026	\$ 205,100.00	\$10,962 Water \$19,626 Sewer
7	CRONIN A R & FRANCES P P.O. Box 236 Homer, AK 99603	T 6S R 13W SEC 23 Seward Meridian HM 0004224 R CRONIN SUB LOT 8A 17915071	\$ 266,200.00	\$10,962 Water \$19,626 Sewer

PRELIMINARY ASSESSMENT ROLL

PROJECT NAME: **Kachemak Drive Phase III Water and Sewer Special Assessment District** DATE: **February 2, 2016**

TOTAL ESTIMATED PROJECT WATER: **\$1,169,281**

Districts shall be assessed 75% property owner share of the project. The City has secured a State grant which will pay for 70% of the cost of water main extension along Kachemak Drive Phase III. Benefitted property owners will be required to pay that portion of the cost not covered by the grant through the formation of a Special Assessment District: **\$350,784**

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 HOMER ACCELERATED WATER AND SEWER PROGRAM (HAWSP) SHARE: **\$209,340**

	PROPERTY OWNER NAME & ADDRESS	LEGAL DESCRIPTION & PARCEL NUMBER	ASSESSED PROPERTY VALUE	ASSESSED ESTIMATED PROPERTY OWNER SHARE OF ASSESSMENT
8	GRIFFIN ANN M 3101 Kachemak Drive Homer, AK 99603	T 6S R 13W SEC 23 Seward Meridian HM 2009005 DE GARMO SUB NO 2 LOT 12-A-1 17915081	\$ 297,200.00	\$10,962 Water \$19,626 Sewer
9	HILLSTRAND, NANCY P.O. Box 7 Homer, AK 99603	T 6S R 13W SEC 23 Seward Meridian HM 0870056 RANKIN SUB LOT 2 17915068	\$ 199,200.00	\$10,962 Water \$19,626 Sewer
10	HINES CONNIE E P.O. Box 151 Homer, AK 99603	T 6S R 13W SEC 23 Seward Meridian HM 0970083 GREWINGK VIEW SUB LOT 12-B 17915074	\$ 387,100.00	\$10,962 Water \$19,626 Sewer
11	FOLEY, JACK A Jr 3251 Montpelier Court Anchorage, AK 99503-4635	T 6S R 13W SEC 22 Seward Meridian HM 2008015 KACHEMAK BAY CONDOMINIUMS UNIT 13A-1 17915047CO1	\$ 198,500.00	\$5,481 Water \$9,813 Sewer
	IRELAND COLETTE P PO BOX 3464 Homer, AK 99603	T 6S R 13W SEC 22 Seward Meridian HM 2008015 KACHEMAK BAY CONDOMINIUMS UNIT 13A-2 17915047CO2	\$ 223,300.00	\$5,481 Water \$9,813 Sewer
12	KACHEMAK MOOSE HABITAT INC 813 W Northern Lights Blvd. Anchorage, AK 99503-2407	T 6S R 13W SEC 23 Seward Meridian HM THAT PORTION OF GOVT LOT 3 LYING NORTHWESTERLY OF KACHEMAK BAY DRIVE 17915002	\$ 38,400.00	\$10,962 Water \$19,626 Sewer
		T 6S R 13W SEC 23 Seward Meridian HM 0790139 CHECKMATE SHORES SUB LOT 1 17915056	\$ 33,100.00	\$10,962 Water \$19,626 Sewer

PRELIMINARY ASSESSMENT ROLL

PROJECT NAME: **Kachemak Drive Phase III Water and Sewer Special Assessment District** DATE: **February 2, 2016**

TOTAL ESTIMATED PROJECT WATER: **\$1,169,281**

Districts shall be assessed 75% property owner share of the project. The City has secured a State grant which will pay for 70% of the cost of water main extension along Kachemak Drive Phase III. Benefitted property owners will be required to pay that portion of the cost not covered by the grant through the formation of a Special Assessment District: **\$350,784**

TOTAL ESTIMATED PROJECT SEWER: **\$837,358**

Districts shall be assessed 75% property owner share of the project. **\$628,019**
 HOMER ACCELERATED WATER AND SEWER PROGRAM (HAWSP) SHARE: **\$209,340**

	PROPERTY OWNER NAME & ADDRESS	LEGAL DESCRIPTION & PARCEL NUMBER	ASSESSED PROPERTY VALUE	ASSESSED ESTIMATED PROPERTY OWNER SHARE OF ASSESSMENT
	KACHEMAK MOOSE HABITAT INC 813 W Northern Lights Blvd. Anchorage, AK 99503-2407	T 6S R 13W SEC 23 Seward Meridian HM 0800076 MAILEA BAY SUB LOT 1 17915059	\$ 24,800.00	\$10,962 Water \$19,626 Sewer
		T 6S R 13W SEC 23 Seward Meridian HM 0800076 MAILEA BAY SUB LOT 4 17915060	\$ 21,800.00	\$10,962 Water \$19,626 Sewer
	KACHEMAK MOOSE HABITAT, INC. PO BOX 355 ANCHOR POINT AK 99556-0355	T 6S R 13W SEC 22 Seward Meridian HM GOVT LOT 15 N OF KACHEMAK DR 17936014	\$ 54,500.00	\$10,962 Water \$19,626 Sewer
13	KACHEMAK PROPERTIES LLC 266 E Bayview Ave Homer AK 99603-7115	T 6S R 13W SEC 22 Seward Meridian HM 0850130 LAMPERT LAKE SUB NO 2 LOT 2A 17936023	\$ 486,300.00	\$10,962 Water \$19,626 Sewer
14	KAR-A-VAN TRANSFER INC PO Box 4 Seldovia, AK 99663-0004	T 6S R 13W SEC 22 Seward Meridian HM 0850006 LAMPERT LAKE SUB LOT 1 17936016	\$ 172,700.00	\$10,962 Water \$19,626 Sewer
15	LOFLIN MARVIN D REVOCABLE TRUST 3135 Kachemak Drive Homer, AK 99603	T 6S R 13W SEC 23 Seward Meridian HM 0790139 CHECKMATE SHORES SUB LOT 2 17915058	\$ 656,000.00	\$10,962 Water \$19,626 Sewer
16	MCCARTHY COMMUNITY PROPERTY TRUST P.O. Box 957 Homer, AK 99603-0957	T 6S R 13W SEC 23 Seward Meridian HM 0004224 R CRONIN SUB LOT 8C 17915070	\$ 490,200.00	\$10,962 Water \$19,626 Sewer

PRELIMINARY ASSESSMENT ROLL

PROJECT NAME: **Kachemak Drive Phase III Water and Sewer Special Assessment District** DATE: **February 2, 2016**

TOTAL ESTIMATED PROJECT WATER: **\$1,169,281**

Districts shall be assessed 75% property owner share of the project. The City has secured a State grant which will pay for 70% of the cost of water main extension along Kachemak Drive Phase III. Benefitted property owners will be required to pay that portion of the cost not covered by the grant through the formation of a Special Assessment District: **\$350,784**

TOTAL ESTIMATED PROJECT SEWER: **\$837,358**

Districts shall be assessed 75% property owner share of the project. **\$628,019**
 HOMER ACCELERATED WATER AND SEWER PROGRAM (HAWSP) SHARE: **\$209,340**

	PROPERTY OWNER NAME & ADDRESS	LEGAL DESCRIPTION & PARCEL NUMBER	ASSESSED PROPERTY VALUE	ASSESSED ESTIMATED PROPERTY OWNER SHARE OF ASSESSMENT
17	MOSS SHARON ANN DECLARATION OF TRUST 2960 C Street, Suite 200 Anchorage, AK 99503-3970	T 6S R 13W SEC 23 Seward Meridian HM 0800076 MAILEA BAY SUB LOT 3 17915062	\$ 448,800.00	\$10,962 Water \$19,626 Sewer
18	NEHUS ROBERT D & BETHINE M 210 W Bayview Ave Homer, AK 99603	T 6S R 13W SEC 23 Seward Meridian HM 0800076 MAILEA BAY SUB LOT 2 17915061	\$ 203,700.00	\$10,962 Water \$19,626 Sewer
19	NELSON EMIL V II & JESSIE L P.O. Box 130 Homer, AK 99603	T 6S R 13W SEC 22 Seward Meridian HM GOVT LOT 12 17915011	\$ 136,800.00	\$10,962 Water \$19,626 Sewer
20	MOUW JOHN & MARIKA JOINT REVOCABLE T P.O. Box 212 Homer, AK 99603-0212	T 6S R 13W SEC 22 Seward Meridian HM THAT PORTION OF GOVT LOT 13 LYING NORTH OF KACHEMAK DRIVE 17915030 T 6S R 13W SEC 22 Seward Meridian HM 0830087 SCENIC BAY SUB LOT 2 17936018	\$ 19,400.00 \$ 523,300.00	\$10,962 Water \$19,626 Sewer \$10,962 Water \$19,626 Sewer
21	OLSON LORNA K DECLARATION OF TRUST PO Box 1130 Homer, AK 99603-1130	T 6S R 13W SEC 22 Seward Meridian HM 0780108 MIRIAMS ARES SUB LOT 1 17936008	\$ 88,400.00	\$10,962 Water \$19,626 Sewer
22	SILVERNAIL DON HIRAM P.O. Box 92 Wrangell, AK 99929-0092	T 6S R 13W SEC 23 Seward Meridian HM GOVT LOT 9 17915012	\$ 74,300.00	\$10,962 Water \$19,626 Sewer

PRELIMINARY ASSESSMENT ROLL

PROJECT NAME: **Kachemak Drive Phase III Water and Sewer Special Assessment District** DATE: **February 2, 2016**

TOTAL ESTIMATED PROJECT WATER: **\$1,169,281**

Districts shall be assessed 75% property owner share of the project. The City has secured a State grant which will pay for 70% of the cost of water main extension along Kachemak Drive Phase III. Benefitted property owners will be required to pay that portion of the cost not covered by the grant through the formation of a Special Assessment District: **\$350,784**

TOTAL ESTIMATED PROJECT SEWER: **\$837,358**

Districts shall be assessed 75% property owner share of the project. **\$628,019**
 HOMER ACCELERATED WATER AND SEWER PROGRAM (HAWSP) SHARE: **\$209,340**

	PROPERTY OWNER NAME & ADDRESS	LEGAL DESCRIPTION & PARCEL NUMBER	ASSESSED PROPERTY VALUE	ASSESSED ESTIMATED PROPERTY OWNER SHARE OF ASSESSMENT
23	SINGER SUZANNE R P.O. Box 1862 Homer, AK 99603-1862	T 6S R 13W SEC 22 Seward Meridian HM 0830087 SCENIC BAY SUB LOT 1 17936017	\$ 500,600.00	\$10,962 Water \$19,626 Sewer
24	VEERHUSEN DANIEL F & JANE F P.O. Box 971 Homer, AK 99603	T 6S R 13W SEC 22 Seward Meridian HM 0780108 MIRIAMS ARES SUB LOT 3 17936006	\$ 542,000.00	\$10,962 Water \$19,626 Sewer
25	YOURKOWSKI MICHAEL 3059 Kachemak Drive Homer, AK 99603	T 6S R 13W SEC 22 & 23 Seward Meridian HM 2009005 DE GARMO SUB NO 2 LOT 13-B- 1 17915082	\$ 620,100.00	\$10,962 Water \$19,626 Sewer
26	CITY OF HOMER 491 E Pioneer Avenue Homer, AK 99603	T 6S R 13W SEC 23 Seward Meridian HM THAT PORTION OF GOVT LOT 3 LYING SOUTHEAST ERLY OF KACHEMAK BAY DRIVE 17915003	\$ 22,600	\$10,962 Water \$19,626 Sewer
		T 6S R 13W SEC 22 Seward Meridian HM 0830087 SCENIC BAY SUB LOT 4 17936020	\$ 31,700	\$10,962 Water \$19,626 Sewer

NOTICE OF RIGHT TO OBJECT

**KACHEMAK DRIVE PHASE III WATER AND SEWER
SPECIAL ASSESSMENT DISTRICT**

SPECIAL ASSESSMENT DISTRICT:

KACHEMAK DRIVE PHASE III WATER AND SEWER SPECIAL ASSESSMENT DISTRICT, affecting the property described on the Preliminary Assessment Roll.

On December 20, 2015 the City Clerk determined the sufficiency of the Kachemak Drive Phase III Water and Sewer Special Assessment District. If the assessment district is approved and project construction is approved, the cost of the improvements will be assessed against and become a lien on the property benefited by the improvements.

PUBLIC HEARINGS:

A Public hearing on the assessment, necessity of the improvements, and on the proposed improvement plan are scheduled before the Homer City Council at **6:00 p.m. on April 11, 2016** in the Homer City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska. Any person may testify at the public hearing.

NOTICE OF RIGHT TO OBJECT:

The owner of property to be assessed may file a written objection to the improvement plan no later than **April 8, 2016 at 5:00 p.m.** Non responses during the objection period shall be deemed to be non-objections.

If owners of real property that would bear 50 percent or more of the assessed cost of the improvement file timely written objections, the Council may not proceed with the improvement unless it revises the improvement plan to reduce the assessed cost of the improvement that is borne by objecting record owners to less than 50 percent of the assessed cost of the improvement. If the resolution changes the district boundary in the improvement plan, the City Clerk shall notify all record owners of property included in the district under the improvement plan of the change.

At the noticed date and time, the Council shall hold a public hearing on the necessity of the improvement and proposed improvement plan. After the public hearing, the Council shall act upon a resolution determining to proceed with the proposed improvement. The resolution shall find that the improvement is necessary, of benefit to the properties to be assessed, and if the district is initiated by petition, that the petition is in proper form and bears sufficient signatures. The findings of the Council are conclusive. The resolution shall contain a description of the improvement, the estimated cost of the improvement, the percentage of the cost to be assessed against the properties in the district, and a description of the properties to be assessed.

**OBJECTIONS MUST BE IN WRITTEN FORM AND FILED AT THE OFFICE OF THE
CITY CLERK NO LATER THAN APRIL 8, 2016 AT 5:00 P.M.
FAX AND EMAIL COPIES WILL NOT BE ACCEPTED**

City of Homer
Office of the City Clerk
491 E. Pioneer Avenue
Homer, Alaska 99603
Phone: 907-235-3130; Fax: 907-235-3143
Email: clerk@ci.homer.ak.us

Dated this 5th day of February, 2016

JO JOHNSON, MMC, CITY CLERK

CITY OF HOMER
PROPERTY OWNER'S

STATEMENT OF OBJECTION

TO SPECIAL ASSESSMENT DISTRICT

SPECIAL ASSESSMENT DISTRICT: **Kachemak Drive Phase III Water & Sewer**

I/we affirm that I/we are the owner(s) of the following lots in the Special Assessment District
(give legal description):

I/We object to the Kachemak Drive Phase III Water & Sewer Special Assessment District.

Reasons/Comments: _____

PROPERTY OWNER'S PRINTED NAME, SIGNATURE, AND DATE:

_____	(signature)	(date)
_____	(signature)	(date)
_____	(signature)	(date)

NOTE: PLEASE MAKE SURE THAT ALL THE PROPERTY OWNERS OF RECORD PRINT, SIGN, AND DATE THIS DOCUMENT. IF YOU HAVE MORE THAN ONE LOT PLEASE NOTE THIS ON THIS FORM WHEN YOU RETURN IT. OBJECTIONS WILL APPLY ONLY TO THOSE LOTS NAMED ON THIS FORM. FAXED OR EMAILED OBJECTION FORMS WILL NOT BE ACCEPTED.

TO FILE AN OBJECTION COMPLETE THIS FORM AND RETURN IT TO THE OFFICE OF THE CITY CLERK BY THE DEADLINE, APRIL 8, 2016, 5:00 P.M.

City of Homer
Office of the City Clerk
491 E. Pioneer Avenue
Homer, Alaska 99603

ORDINANCE REFERENCE SHEET
2016 ORDINANCE
ORDINANCE 16-09

An Ordinance of the City Council of Homer, Alaska, Amending the FY 2016 Operating Budget by Appropriating Funds in the Amount of \$39,300 From Port and Harbor Reserves for the Construction of the Sport Fishing Trailer Parking Lot Drainage Improvement and Authorizing the City Manager to Execute All Appropriate Documents Necessary to Complete the Work.

Sponsor: City Manager/Port and Harbor Director

1. Council Regular Meeting March 14, 2016 Introduction
 - a. Memorandum 16-042 from Port and Harbor Director as backup
2. Council Regular Meeting March 29, 2016 Public Hearing and Second Reading
 - a. Memorandum 16-042 from Port and Harbor Director as backup
3. Council Regular Meeting April 11, 2016 Public Hearing and Second Reading
 - a. Ordinance 16-09(A) as amended by Council
 - b. Memorandum 16-042 from Port and Harbor Director as backup
 - c. Memorandum 16-065 from Port and Harbor Director as backup

1 **CITY OF HOMER**
2 **HOMER, ALASKA**

3 City Manager/
4 Port and Harbor Director

5 **ORDINANCE 16-09(A)**

6
7 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
8 AMENDING THE FY 2016 OPERATING BUDGET BY
9 APPROPRIATING FUNDS IN THE AMOUNT OF ~~\$39,300~~ **\$54,300**
10 FROM PORT AND HARBOR RESERVES FOR THE CONSTRUCTION
11 OF THE SPORT FISHING TRAILER PARKING LOT DRAINAGE
12 IMPROVEMENT AND AUTHORIZING THE CITY MANAGER TO
13 EXECUTE ALL APPROPRIATE DOCUMENTS NECESSARY TO
14 COMPLETE THE WORK.

15
16 WHEREAS, The sport fishing trailer parking lot currently water ponds over much of the
17 area making it difficult for lot users to use the area effectively; and

18
19 WHEREAS, Grant funds have become available to provide the materials needed to
20 install a pipe storm drain system serving the parking lot (see Memorandum 16-042), if City
21 funds to install the improvements can be appropriated; and

22
23 WHEREAS, The Port and Harbor Advisory Commission is in support of this project.

24
25 NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

26
27 Section 1. The Homer City Council hereby amends the FY 2016 Operating Budget by
28 appropriating ~~\$39,300~~ **\$54,300** from Port and Harbor Reserves for the construction of the
29 sport fishing trailer parking lot drainage improvements.

30
31 Revenue:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
415-0001	Drainage Improvements	\$39,300 <u>\$54,300</u>
	Sport Fishing Trailer Parking Lot	

76 Reviewed and approved as to form:

77

78 _____

79 Mary K. Koester, City Manager

80

81 Date: _____

Thomas F. Klinkner, City Attorney

Date: _____



City of Homer

www.cityofhomer-ak.gov

Port and Harbor

4311 Freight Dock Road
Homer, AK 99603

port@cityofhomer-ak.gov

(p) 907-235-3160

(f) 907-235-3152

Memorandum 16-042

To: Katie Koester, City Manager
From: Bryan Hawkins, Harbormaster
Date: February 24, 2016
Subject: **Expenditure Authorization**
Sport Fishing Trailer Parking Lot Drainage Improvements

The City is due a credit from the Contractor completing the Homer Small Boat Harbor Launch Ramp Renovations project. The grant agency, Alaska Fish and Game, has required that the credit be applied to a project that will benefit sport fisherman near the Launch Ramp project. Improving drainage in the sport fishing trailer parking area (see attached map) has been determined to be the project best suited to receive these funds.

The topography in the parking area is flat; currently water ponds over much of the area making it difficult for lot users to use the area effectively. The Port and Harbor Advisory Commission is in support of this project.

The project, as originally conceived, consisted of the Contractor providing the materials and the City providing for installation. After the design (prepared by Public Works) was complete, it appears that the Contractor's credit will fund a portion of the installation.

Project costs are summarized below:

Contractor supplied Materials	\$ 47,120
Contractor Cash Contribution	<u>\$ 11,880</u>
Total Contractor Contribution	\$ 58,000
City Share of Installation Costs	\$ 39,300
Final Grading (by Public Works)	\$ 15,000
Total Project Costs	\$112,300

Recommendation:

City Council pass an ordinance amending the FY 2016 Operating Budget by appropriating funds in the amount of \$39,300 from the Port and Harbor Reserves to complete the construction of the Sport Fishing Trailer Parking Lot Drainage Improvement project and

authorizing the City Manager to execute all appropriate documents necessary to complete this project.

Fiscal Note - 456-0380



City of Homer

www.cityofhomer-ak.gov

Port and Harbor

4311 Freight Dock Road
Homer, AK 99603

port@cityofhomer-ak.gov

(p) 907-235-3160

(f) 907-235-3152

Memorandum 16-065

TO: MAYOR BETH WYTHE & HOMER CITY COUNCIL
CC: KATIE KOESTER, CITY MANAGER
FROM: BRYAN HAWKINS, PORT DIRECTOR/HARBORMASTER
DATE: APRIL 4, 2016
SUBJECT: MEMORANDUM 16-042 AMENDMENT

At the March 29, 2016 regular meeting, City Council discussed Memorandum 16-042 regarding the proposed plan for final grading by Public Works of the boat trailer parking lot, and the \$15,000 that wasn't accounted for in the project budget.

I have reviewed this issue with the contractors and Public Works Supervisor and now believe that the best course of action is to strike this line from the project.

The final grade to the lot is scheduled for later this fall when parking lot traffic can be diverted to other lots. After further review, it was determined that better quality material will need to be brought in, thus the additional cost difference than previously noted.

In order to get these lots to drain well, a slight build up on the lot will be necessary. In order to do this build-up and for these improvements to be a lasting fix, Public Works and Port and Harbor staff conclude that the material we bring in must be a good quality, compactible type of gravel such as D1. Another option that has been successful in the past is to screen the harbor's dredged materials so as to remove the cobble, and then work it into the project area. We may opt for that option, but staff is still determining which option is the most practical/financially logical.

Recommendation:

Strike the \$15,000 expenditure from Ordinance 16-09(A). At a later date, staff will present to Council a new harbor reserves appropriation for the purpose of completing the boat trailer parking lot drainage project.

ORDINANCE REFERENCE SHEET
2016 ORDINANCE
ORDINANCE 16-13

An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code 7.16.020 Operating, Stopping or Parking of Motor Vehicles in Beach Areas Prohibited; Exceptions, to Extend From October 1 to March 31 the Period During Which a Person May Operate, Stop and Park a Motor Vehicle Between the South End of Mariner Park Beach and the East End of the Seawall Solely for the Purpose of Gathering Sand and Coal.

Sponsor: Lewis

1. Council Regular Meeting March 29, 2016 Introduction
 - a. Memorandum 16-053 from City Clerk as backup
2. Council Regular Meeting April 11, 2016 Public Hearing and Second Reading
 - a. Memorandum 16-053 from City Clerk as backup

1 CITY OF HOMER
2 HOMER, ALASKA

Lewis

3
4 ORDINANCE 16-13

5
6 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
7 AMENDING HOMER CITY CODE 7.16.020 OPERATING, STOPPING
8 OR PARKING OF MOTOR VEHICLES IN BEACH AREAS
9 PROHIBITED; EXCEPTIONS, TO EXTEND FROM OCTOBER 1 TO
10 MARCH 31 THE PERIOD DURING WHICH A PERSON MAY
11 OPERATE, STOP AND PARK A MOTOR VEHICLE BETWEEN THE
12 SOUTH END OF MARINER PARK BEACH AND THE EAST END OF
13 THE SEAWALL SOLELY FOR THE PURPOSE OF GATHERING SAND
14 AND COAL.

15
16 THE CITY OF HOMER ORDAINS:

17
18 Section 1. Homer City Code 7.16.020, Operating, stopping or parking of motor vehicles
19 in beach areas prohibited; Exceptions, is amended to read as follows:

20
21 7.16.020 Operating, stopping or parking of motor vehicles in beach areas prohibited;
22 Exceptions.

23 a. Except as provided in subsections b through d of this section, no person may
24 operate, stop or park a motor vehicle within or upon any beach area.

25 b. A person may operate, stop or park a motor vehicle within and upon the beach area
26 east of a line extending south from the southern end of a line extending south from the
27 southern end of the vacated easement formally known as Shirlene Circle, and within and
28 upon the beach area west of Bishops Beach Park Access.

29 c. A person may operate, stop or park a motor vehicle within and upon the beach area
30 between the south end of Mariner Park beach to the east end of the seawall from October 1
31 ~~31~~ through March 31 ~~1~~ solely for the purpose of gathering sand and coal.

32 d. An owner of property immediately adjacent to a beach area may operate, stop and
33 park a motor vehicle within or upon a beach area as is reasonably necessary to maintain the
34 owner's property, in accordance with the terms of a permit issued for that purpose by the
35 chief of police.

36 e. Nothing in this section permits a person to operate, stop or park a motor vehicle
37 within or upon privately owned property in a beach area without the permission of the
38 property owner.

39
40 Section 2. This Ordinance is of a permanent and general character and shall be
41 included in the City Code.

42
43 **[Bold and underlined added. Deleted language stricken through.]**

44 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this _____ day of
45 _____, 2016.

46
47
48
49

CITY OF HOMER

50
51
52

MARY E. WYTHE, MAYOR

53
54
55
56

ATTEST:

57
58
59

JO JOHNSON, MMC, CITY CLERK

60
61
62
63

AYES:

NOES:

ABSTAIN:

ABSENT:

64
65
66

First Reading:

Public Hearing:

Second Reading:

Effective Date:

70
71
72

Reviewed and approved as to form:

73
74
75

Mary K. Koester, City Manager

Thomas F. Klinkner, City Attorney

77

Date:_____

Date:_____

78



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

Memorandum 16-053

TO: MAYOR WYTHE AND CITY COUNCIL
FROM: JO JOHNSON, MMC, CITY CLERK
DATE: MARCH 22, 2016
SUBJECT: INTENT OF ORDINANCE 16-13 TO AMEND THE DATES THAT VEHICLES ARE PERMITTED ON MARINER PARK BEACH.

At the March 14th council meeting it was discovered that Ordinance 16-05(S-2)(A-2) adopted on February 22, 2016 contained the wrong dates for permitted vehicle use on Mariner Park beach.

Council intended for the dates of permitted vehicle use upon the beach area between the south end of Mariner Park beach to the east end of the seawall to be October 1 through March 31 to collect coal and sand.

Ordinance 16-13 corrects the dates for permitted vehicle use on Mariner Park beach.

Recommendation:

Adopt Ordinance 16-13 to amend the dates for permitted vehicle use on Mariner Park beach.

ORDINANCE REFERENCE SHEET
2016 ORDINANCE
ORDINANCE 16-14

An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code 21.12.020, Permitted Uses and Structures; Regarding the Permission of Detached Dwelling Units in the Rural Residential Zoning District.

Sponsor: Planning

1. Council Regular Meeting March 29, 2016 Introduction
 - a. Memorandum 16-055 from City Planner as backup
2. Council Regular Meeting April 11, 2016 Public Hearing and Second Reading
 - a. Memorandum 16-055 from City Planner as backup

1 **CITY OF HOMER**
2 **HOMER, ALASKA**

3 Planning

4 **ORDINANCE 16-14**

5
6 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
7 AMENDING HOMER CITY CODE 21.12.020, PERMITTED USES AND
8 STRUCTURES; REGARDING THE PERMISSION OF DETACHED
9 DWELLING UNITS IN THE RURAL RESIDENTIAL ZONING DISTRICT.

10
11 THE CITY OF HOMER ORDAINS:

12
13 Section 1. Homer City Code 21.12.020, Permitted Uses and Structures, is amended to
14 read as follows:

15
16 21.12.020 Permitted uses and structures. The following uses are permitted outright in the
17 Rural Residential District:

- 18
19 a. Single-family dwelling;
20 b. Duplex dwelling;
21 c. Multiple-family dwelling, only if the structure conforms to HCC 21.14.040(a)(2);
22 d. Public parks and playgrounds;
23 e. Rooming house, bed and breakfast and hostel;
24 f. Home occupations, provided they conform to the requirements of HCC 21.51.010;
25 g. Agricultural activities, including general farming, truck farming, livestock farming,
26 nurseries, and greenhouses; provided, that:
27 1. Other than normal household pets, no poultry or livestock may be housed
28 and no fenced runs may be located within 100 feet of any residence other than the
29 dwelling on the same lot;
30 2. No retail or wholesale business sales office is maintained on the premises;
31 h. Private stables;
32 i. Private floatplane tie-down as an accessory use incidental to residential use;
33 j. Storage of personal commercial fishing gear in a safe and orderly manner and
34 separated by at least five feet from any property line as an accessory use incidental to
35 residential use;
36 k. As an accessory use incidental to residential use, the private outdoor storage of
37 noncommercial equipment, including noncommercial trucks, boats, and not more than one
38 recreational vehicle in a safe and orderly manner and separated by at least five feet from any
39 property line, provided no stored equipment, boat or vehicle exceeds 36 feet in length;
40 l. Other customary accessory uses incidental to any of the permitted uses listed in the
41 RR district; provided, that no separate permit shall be issued for the construction of any
42 detached accessory building prior to that of the main building;

- 43 m. Temporary (seasonal) roadside stands for the sale of produce grown on the
- 44 premises;
- 45 n. Mobile homes, subject to the requirements of HCC 21.54.100;
- 46 o. Day care homes; provided, however, that outdoor play areas must be fenced;
- 47 p. Recreational vehicles, subject to the requirements of HCC 21.54.320;
- 48 q. Open space, but not including outdoor recreational facilities described in HCC
- 49 21.12.030;
- 50 r. As an accessory use, one small wind energy system per lot having a rated capacity
- 51 not exceeding 10 kilowatts;
- 52 s. One detached dwelling unit, excluding mobile homes, as an accessory building to a
- 53 principal single family dwelling on a lot **subject to the requirements of HCC**
- 54 **21.12.040** serviced by City water and sewer services in compliance with HCC Title 14;
- 55 ~~t. One detached dwelling unit, excluding mobile homes, as an accessory building to a~~
- 56 ~~principal single family dwelling on a lot that is over one acre and not serviced by City water~~
- 57 ~~and sewer services.~~

58
59 Section 2. This Ordinance is of a permanent and general character and shall be
60 included in the City Code.

61
62 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this _____ day of
63 _____ 2016.

64
65 CITY OF HOMER

66
67
68 _____
69 BETH WYTHE, MAYOR

70
71 ATTEST:

72
73
74 _____
75 JO JOHNSON, CMC, CITY CLERK

76
77
78 YES:

79 NO:

80 ABSTAIN:

81 ABSENT:

82
83
84

[**Bold and underlined added.** Deleted language stricken through.]

85 First Reading:
86 Public Hearing:
87 Second Reading:
88 Effective Date:

89
90

91 Reviewed and approved as to form:

92
93

94 _____
95 Katie Koester, City Manager

Thomas F. Klinkner, City Attorney

96
97 Date: _____

Date: _____



City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us

(p) 907-235-3106

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Memorandum 16-055

TO: MAYOR WYTHER AND HOMER CITY COUNCIL

THROUGH: KATIE KOESTER, CITY MANAGER

FROM: RICK ABOUD, CITY PLANNER

DATE: March 21, 2016

SUBJECT: AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA, AMENDING HOMER CITY CODE 21.12.020, PERMITTED USES AND STRUCTURES; REGARDING THE PERMISSION OF DETACHED DWELLING UNITS IN THE RURAL RESIDENTIAL ZONING DISTRICT.

Introduction

When this was the subject of City Council in 2014, a floor amendment was made and was not reviewed by the Planning Office or the City Attorney. The language adopted was not optimal and could lead to some confusion regarding dimensional requirements already found in code.

Originally, the Planning Commission proposed that an accessory dwelling unit on lots served by city water and sewer in the Rural Residential District forgo the CUP process and be permitted through the Planning Office. A motion was passed at the City Council to extend this opportunity to those not on the city system. This motion included a reference regarding lots over one acre. HCC 21.12.040 already stipulates the minimum square footage required for all uses and structures in the Rural Residential District. All dwellings are required to follow these regulations.

After consulting with the City Attorney, I presented a 'housekeeping' ordinance to the Planning Commission for review. This ordinance simplifies the language and provides a reference to the existing City Code that determines dimensional requirements according to the type of water and wastewater service available on a Rural Residential lot. It proposes no change in policy; it simply aligns existing requirements to the concept of allowing an additional dwelling on a lot not served by city water and sewer services.

Recommendation:

The Homer Advisory Planning Commission recommends that the Homer City Council adopt this draft Ordinance.

Attachments

Draft Ordinance

A. Staff Report PL 16-14, City Planner's Report

City Planner Abboud reviewed the staff report.

There was brief discussion about FEMA and the State Hazard Mitigation Grant Program.

Public Hearings

Testimony limited to 3 minutes per speaker. The Commission conducts Public Hearings by hearing a staff report, presentation by the applicant, hearing public testimony and then acting on the Public Hearing items. The Commission may question the public. Once the public hearing is closed the Commission cannot hear additional comments on the topic. The applicant is not held to the 3 minute time limit.

A. Staff Report PL 16-12 Draft Ordinance 16-xx amending HCC 21.12.020 to simplify code language in the Rural Residential District regarding detached dwelling units

City Planner Abboud reviewed the staff report.

Chair Stead opened the public hearing. There was no public present and the hearing was closed.

HIGHLAND/BRADLEY MOVED TO APPROVE STAFF REPORT PO 16-15 AND THE DRAFT ORDINANCE AMENDING HCC 21.12.020 PERMITTED USES AND STRUCTURES REGARDING THE PERMISSION OF DETACHED DWELLING UNITS IN THE RURAL RESIDENTIAL ZONING DISTRICT, AND FORWARD IT TO COUNCIL FOR PUBLIC HEARING AND ADOPTION.

There was brief discussion that this is a very clean simple way to make things clearer for the zoning.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

Plat Consideration

Pending Business

A. Staff Report PL 16-16 Comprehensive Plan Update. Background Information and Energy Chapters

City Planner Abboud reviewed the staff report.

The group discussed:

1. Updating the vision statement to clarify that as a city we can be a model for energy conservation and wise use of the resources, and that we will support renewable energy development.
2. Formatting issues and fonts.





City of Homer

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Staff Report PL 16-15

TO: Homer Advisory Planning Commission
FROM: Rick Abboud, City Planner
DATE: March 2, 2016
SUBJECT: Ordinance amending 21.12.020, accessory dwelling units in the Rural Residential District

Introduction

At the February 17, 2016 HAPC meeting, the HAPC reviewed the attached draft ordinance. This code amendment simplifies the Rural Residential code by clarifying that one additional dwelling unit (assessor to a principle single family dwelling) may be proposed regardless of the size of a lot, when it continues to be subject to the existing dimensional requirements that apply to the district, per HCC 21.12.040. The dimensional requirements are dependent on type of on-site water and wastewater service.

The City Attorney's draft ordinance does not change land use rights. The full ordinance is attached; the specific code change is below.

Analysis

s. One detached dwelling unit, excluding mobile homes, as an accessory building to a principal single family dwelling on a lot **subject to the requirements of HCC 21.12.040** serviced by City water and sewer services in compliance with HCC Title 14;

~~t. One detached dwelling unit, excluding mobile homes, as an accessory building to a principal single family dwelling on a lot that is over one acre and not serviced by City water and sewer services.~~

Staff Recommendation: Hold a public hearing and make recommendations to City Council. If any substantial changes are made, the ordinance may need an additional public hearing.

Attachments

1. Draft Ordinance 16-xx
2. Memo 16-02

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**CITY OF HOMER
HOMER, ALASKA**

ORDINANCE 16-

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
AMENDING HOMER CITY CODE 21.12.020, PERMITTED USES AND
STRUCTURES; REGARDING THE PERMISSION OF DETACHED
DWELLING UNITS IN THE RURAL RESIDENTIAL ZONING DISTRICT.

THE CITY OF HOMER ORDAINS:

Section 1. Homer City Code 21.12.020, Permitted Uses and Structures, is amended to read as follows:

21.12.020 Permitted uses and structures. The following uses are permitted outright in the Rural Residential District:

- a. Single-family dwelling;
- b. Duplex dwelling;
- c. Multiple-family dwelling, only if the structure conforms to HCC 21.14.040(a)(2);
- d. Public parks and playgrounds;
- e. Rooming house, bed and breakfast and hostel;
- f. Home occupations, provided they conform to the requirements of HCC 21.51.010;
- g. Agricultural activities, including general farming, truck farming, livestock farming, nurseries, and greenhouses; provided, that:
 1. Other than normal household pets, no poultry or livestock may be housed and no fenced runs may be located within 100 feet of any residence other than the dwelling on the same lot;
 2. No retail or wholesale business sales office is maintained on the premises;
- h. Private stables;
- i. Private floatplane tie-down as an accessory use incidental to residential use;

[Bold and underlined added. Deleted language stricken through.]

45 j. Storage of personal commercial fishing gear in a safe and orderly manner and separated
46 by at least five feet from any property line as an accessory use incidental to residential use;
47

48 k. As an accessory use incidental to residential use, the private outdoor storage of
49 noncommercial equipment, including noncommercial trucks, boats, and not more than one
50 recreational vehicle in a safe and orderly manner and separated by at least five feet from any
51 property line, provided no stored equipment, boat or vehicle exceeds 36 feet in length;
52

53 l. Other customary accessory uses incidental to any of the permitted uses listed in the RR
54 district; provided, that no separate permit shall be issued for the construction of any detached
55 accessory building prior to that of the main building;
56

57 m. Temporary (seasonal) roadside stands for the sale of produce grown on the premises;
58

59 n. Mobile homes, subject to the requirements of HCC 21.54.100;
60

61 o. Day care homes; provided, however, that outdoor play areas must be fenced;
62

63 p. Recreational vehicles, subject to the requirements of HCC 21.54.320;
64

65 q. Open space, but not including outdoor recreational facilities described in HCC
66 21.12.030;
67

68 r. As an accessory use, one small wind energy system per lot having a rated capacity not
69 exceeding 10 kilowatts;
70

71 s. One detached dwelling unit, excluding mobile homes, as an accessory building to a
72 principal single family dwelling on a lot **subject to the requirements of HCC 21.12.040**
73 ~~serviced by City water and sewer services in compliance with HCC Title 14;~~
74

75 ~~t. One detached dwelling unit, excluding mobile homes, as an accessory building to a~~
76 ~~principal single family dwelling on a lot that is over one acre and not serviced by City water and~~
77 ~~sewer services.~~

78
79 Section 2. This Ordinance is of a permanent and general character and shall be included
80 in the City Code.
81

82
83 [continued on next page]
84

85
86 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this _____ day of
87 _____ 2016.
88

[Bold and underlined added. Deleted language stricken through.]

CITY OF HOMER

BETH WYTHE, MAYOR

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95 ATTEST:

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JO JOHNSON, CMC, CITY CLERK

100
101 YES:

102 NO:

103 ABSTAIN:

104 ABSENT:

105
106 First Reading:

107 Public Hearing:

108 Second Reading:

109 Effective Date:

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112 Reviewed and approved as to form:

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114
115 _____
116 Katie Koester, City Manager

117 Date: _____

Thomas F. Klinkner, City Attorney

Date: _____

[Bold and underlined added. Deleted language stricken through.]



City of Homer

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Planning

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Memorandum PL 16-02

TO: Homer Advisory Planning Commission
THROUGH: Rick Abboud, City Planner
FROM: Dotti Harness-Foster, Planning Technician
DATE: March 2, 2016
SUBJECT: Draft Ordinance 16-XX Amending HCC 21.12.020 to allow an accessory dwelling unit in the Rural Residential District

This memo contains the planning staff review of the zoning code amendment as required by HCC 21.95.040.

This particular amendment proposes no regulatory changes to the code. It simplifies code by clearly indicating the prevailing regulations in relation to dimensional requirements.

21.95.040 Planning Department review of code amendment. The Planning Department shall evaluate each amendment to this title that is initiated in accordance with HCC 21.95.010 and qualified under HCC 21.95.030, and may recommend approval of the amendment only if it finds that the amendment:

a. Is consistent with the comprehensive plan and will further specific goals and objectives of the plan.

Comprehensive Plan Chapter 4, Goal 3 Object A states: "Create a clear, coordinated regulatory framework that guides development." One of the implementation strategies states: "Provide a clear and predictable approval process for every development including organizing project review and permitting and providing appropriate staff review."

Staff response: This amendment is found to further a specific goal and objective. It has not been found to be inconsistent with the Comprehensive Plan.

b. Will be reasonable to implement and enforce.

Staff response: This code amendment will be reasonable to implement and enforce as it does not alter any implementation or enforcement concerns.

c. Will promote the present and future public health, safety and welfare.

Staff response: The standards for a private well and septic system are still required for more than one dwelling unit that is not connected to City Water and Sewer. Public health, safety, and welfare continue to be promoted.

d. Is consistent with the intent and wording of the other provisions of this title.

Staff response: The amendments have been reviewed by the City Attorney and are deemed consistent with the intent and wording of the other provision of this title.

21.95.010 Initiating a code amendment.

Staff response: The City Planner initiated the code amendment at the February 17, 2016 meeting per 21.95.010(d).

21.95.030 Restriction on repeating failed amendment proposals.

Staff response: This section of code is found to be not applicable.

Presentations

Reports

A. Staff Report PL 16-11, City Planner's Report

City Planner Abboud reviewed the status of the marijuana ordinances that are scheduled before City Council at their next meeting. He updated the Commission about what was addressed at the last City Council public hearing including rural residential, buffers, and commercial activity on the spit.

There was brief discussion about Hickerson Cemetery, but City Planner Abboud said he didn't have a report yet from the neighborhood meeting.

Public Hearings

Testimony limited to 3 minutes per speaker. The Commission conducts Public Hearings by hearing a staff report, presentation by the applicant, hearing public testimony and then acting on the Public Hearing items. The Commission may question the public. Once the public hearing is closed the Commission cannot hear additional comments on the topic. The applicant is not held to the 3 minute time limit.

Plat Consideration

Pending Business

New Business

A. Staff Report PL 16-12 Draft Ordinance 16-xx amending HCC 21.12.020 to simplify code language in the Rural Residential District regarding detached dwelling units

City Planner Abboud reviewed the staff report.

There was brief discussion about dimensional requirements regulating septic requirements, whether a lot must be served by city sewer and when a septic is allowed.

Commissioner Bos expressed his concern about a second dwelling being built and using an existing septic tank.

VENUTI/HIGHLAND MOVED TO APPROVE THE DRAFT ORDINANCE AMENDING 21.12.020 TO SIMPLIFY CODE LANGUAGE IN THE RURAL RESIDENTIAL DISTRICT REGARDING DETACHED DWELLINGS

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

B. Staff Report PL 16-13 Comprehensive Plan Update

Session 16-04, a Regular Meeting of the Homer Advisory Planning Commission was called to order by Chair Stead at 6:30 p.m. on February 17, 2016 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMISSIONERS BOS, HIGHLAND, STEAD, STROOZAS, VENUTI

ABSENT: BRADLEY, ERICKSON

STAFF: CITY PLANNER ABBOUD
DEPUTY CITY CLERK JACOBSEN

Approval of Agenda

Chair Stead called for a motion to approve the agenda.

HIGHLAND/BOS SO MOVED.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

Public Comment

The public may speak to the Planning Commission regarding matters on the agenda that are not scheduled for public hearing or plat consideration. (3 minute time limit).

Reconsideration

Adoption of Consent Agenda

All items on the consent agenda are considered routine and non-controversial by the Planning Commission and are approved in one motion. There will be no separate discussion of these items unless requested by a Planning Commissioner or someone from the public, in which case the item will be moved to the regular agenda and considered in normal sequence.

- A. Approval of Minutes of February 3, 2016 Regular Meeting Minutes
- B. Decision and Findings for CUP 16-01 at 3902 Shelford Street for a Birthing Center

Chair Stead called for a motion to approve the consent agenda.

HIGHLAND/STROOZAS SO MOVED.

Commissioner Venuti clarified the borough pc is the regulatory authority not regulatory commission.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.



City of Homer

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Staff Report PL 16-12

TO: Homer Advisory Planning Commission
THROUGH: Rick Abboud, City Planner
FROM: Julie Engebretsen, Deputy City Planner
DATE: February 17, 2016
SUBJECT: Ordinance amending 21.12.020, accessory dwelling units in the Rural Residential District

Introduction

In 2014, the Planning Commission forwarded an ordinance to the City Council that would allow a detached dwelling unit as a permitted use, accessory to a primary dwelling unit. One goal was to reduce the number of conditional use permits and the complexity of the process for property owners when they were adding one small dwelling unit, like a garage apartment or rental cabin. More than two dwelling units typically still require a CUP.

The Commission's recommendation was to allow this second home only in areas with city water and sewer. When the ordinance went to Council, this was amended to allow an accessory dwelling unit on lots larger than an acre, regardless of city utilities. The code language that was finally adopted is longer than and not as clear as it could be. All development of an accessory dwelling unit is dependent on lot size (21.12.050 dimensional requirements). Staff requested the City Attorney draft an ordinance to simplify this section of code. There is no change in land use rights or the ability to have a single accessory dwelling unit as a permitted use. The full ordinance is attached; the specific code change is below.

Analysis

s. One detached dwelling unit, excluding mobile homes, as an accessory building to a principal single family dwelling on a lot **subject to the requirements of HCC 21.12.040** serviced by City water and sewer services in compliance with HCC Title 14;

~~t. One detached dwelling unit, excluding mobile homes, as an accessory building to a principal single family dwelling on a lot that is over one acre and not serviced by City water and sewer services.~~

Staff Recommendation: Forward the ordinance to public hearing.

Attachments

1. Draft Ordinance 16-xx

b

o

ORDINANCE REFERENCE SHEET
2016 ORDINANCE
ORDINANCE 16-15

An Ordinance of the City Council of Homer, Alaska, Amending the FY 2016 Operating Budget by Appropriating Funds in the Amount of \$9,000 From Port and Harbor Reserves for Homer Spit Parking Signage and Long-Term Boat Trailer Parking Enforcement Improvements.

Sponsor: City Manager/Port and Harbor Director

1. Council Regular Meeting March 29, 2016 Introduction
 - a. Memorandum 16-056 from Port and Harbor Director as backup
2. Council Regular Meeting April 11, 2016 Public Hearing and Second Reading
 - a. Memorandum 16-056 from Port and Harbor Director as backup

1 **CITY OF HOMER**
2 **HOMER, ALASKA**

3 City Manager/
4 Port and Harbor Director

5 **ORDINANCE 16-15**

6
7 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
8 AMENDING THE FY 2016 OPERATING BUDGET BY
9 APPROPRIATING FUNDS IN THE AMOUNT OF \$9,000 FROM PORT
10 AND HARBOR RESERVES FOR HOMER SPIT PARKING SIGNAGE
11 AND LONG-TERM BOAT TRAILER PARKING ENFORCEMENT
12 IMPROVEMENTS.

13
14 WHEREAS, The Port and Harbor Advisory Commission and Harbor Staff have been
15 discussing Spit parking and focusing on the more chronic enforcement issues, which are the
16 over-parked (more than seven days) vehicles and boat trailers; and

17
18 WHEREAS, Staff has evaluated the existing signage in the parking areas and
19 determined that additional roadside signage is needed to help notify harbor users of the
20 parking rules, ensuring the seven-day free time parking rules are clearly defined; and

21
22 WHEREAS, Staff also determined that it has become necessary to be able to impound
23 vehicles and/or trailers in-place, and will also need to purchase enforcement wheel boots for
24 this purpose; and

25
26 WHEREAS, At their regular meeting on January 27, 2016, the Port and Harbor Advisory
27 Commission stated no objection to the proposed 2016 efforts/implementation plan.

28
29 NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

30
31 Section 1. The Homer City Council hereby amends the FY 2016 Operating Budget by
32 appropriating \$9,000 from Port and Harbor Reserves for Homer Spit parking signage and
33 long-term boat trailer parking enforcement improvements.

34
35 Revenue:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
601-5638	Long-Term Trailer Parking Enforcement	\$9,000



City of Homer

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Port and Harbor

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(f) 907-235-3152

Memorandum 16-056

TO: MAYOR BETH WYTHER & HOMER CITY COUNCIL

FROM: BRYAN HAWKINS, PORT DIRECTOR/HARBORMASTER

DATE: MARCH 22, 2016

SUBJECT: NEW LONG-TERM BOAT TRAILER PARKING PLAN, IMPLEMENTATION, & FEES

Background

The Port and Harbor Advisory Commission and Harbor Staff have been discussing Spit parking and focusing on the more chronic enforcement issues, which are the over-parked (more than seven days) vehicles and boat trailers.

At their regular meeting on January 27, 2016, the Port and Harbor Advisory Commission stated no objection to the proposed 2016 efforts. Harbormaster Hawkins explained his recommendation for trailer parking for this year:

- Step up efforts to have better signage and enforcement of current code.
- Implement a long term boat trailer-only parking plan and fee structure for the Spit with a monthly rate in a designated area.
- Purchase wheel boots to impound vehicles or trailers in place.

Staff has worked to amend the Port and Harbor Tariff to further define our goals, with respect to existing parking rules, and to implement a long term parking fee program for boat trailers on the Spit. The Tariff also needed to be amended to give definition as to what must happen after a vehicle or trailer is parked for seven continuous days on the Spit; they must be removed from the facility for 24 hours before being eligible for additional days of free parking.

Current tariff rules state that a \$25.00 fine can be issued for each day a vehicle is in violation of posted parking rules, and it was agreed that staff would STEP UP efforts to enforce this rule. Staff has evaluated the existing signage in the parking areas and determined that additional roadside signage is needed to help notify harbor users of the parking rules, ensuring the seven-day free time parking rules are clearly defined. Staff also determined that it has become necessary to be able to impound vehicles and/or boat trailers in-place, and will also need to purchase enforcement wheel boots for this purpose.

Recommendation

Approve Ordinance 16-15 amending the FY 2016 Operating Budget by appropriating \$9,000 from Port and Harbor Reserves for Homer Spit parking signage and long term boat trailer parking enforcement improvements; Resolution 16-033 amending the Port of Homer Terminal Tariff No. 600 to include long term boat trailer parking fees; and Resolution 16-032 amending the City of Homer Fee Schedule to include long term boat trailer parking fees.

ORDINANCE REFERENCE SHEET
2016 ORDINANCE
ORDINANCE 16-16

An Ordinance of the City Council of Homer, Alaska, Authorizing the Transfer of \$80,000 From the Public Safety Building Project to the Fire Station Improvement Project to Fund Design.

Sponsor: Mayor

1. Council Regular Meeting March 29, 2016 Introduction
 - a. Ordinance 15-18(S-2) as backup
2. Council Regular Meeting April 11, 2016 Public Hearing and Second Reading
 - a. Ordinance 15-18(S-2) as backup

**CITY OF HOMER
HOMER, ALASKA**

Mayor

ORDINANCE 16-16

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
AUTHORIZING THE TRANSFER OF \$80,000 FROM THE PUBLIC
SAFETY BUILDING PROJECT TO THE FIRE STATION
IMPROVEMENT PROJECT TO FUND DESIGN.

WHEREAS, City Council adopted Ordinance 15-18(S-2) on July 27, 2015 authorizing \$355,000 be allocated to the new Public Safety Building Project to bring it to 35% design; and

WHEREAS, The current financial forecast makes it cost prohibitive to build both the Fire and Police Stations within the Public Safety Building; and

WHEREAS, Council has determined the Fire Department can maintain operations in the existing facility with improvements and upgrades to the building that will extend the useful life of the building for ten years or more; and

WHEREAS, As a separate and new project the Fire Station Improvement Project will follow the City of Homer Procurement Policy, including an open bid process; and

WHEREAS, Council authorizes utilizing a portion of the funds authorized for design of the Public Safety Building to design of the Fire Station improvements and upgrades.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The City of Homer hereby authorizes the transfer of \$80,000 from the Public Safety Building Project to the Fire Station Improvement Project to fund design as follows:

Transfer From:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
156-0377	Public Safety Building Project Account	\$80,000

38 Transfer To:

39 <u>Account</u>	<u>Description</u>	<u>Amount</u>
40 156-0378	Fire Station Improvement Project	\$80,000

41

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

44

45 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this ____ day of _____,
46 2016.

47

48 CITY OF HOMER

49

50

51 _____
MARY E. WYTHE, MAYOR

52 ATTEST:

53

54 _____

55 JO JOHNSON, MMC, CITY CLERK

56

57 YES:

58 NO:

59 ABSTAIN:

60 ABSENT:

61

62 First Reading:

63 Public Hearing:

64 Second Reading:

65 Effective Date:

66

67 Review and approved as to form:

68

69 _____

70 Mary K. Koester, City Manager

71

Thomas F. Klinkner, City Attorney

72 Date: _____

Date: _____

73

74 Fiscal Note: Fiscal information included in body of Ordinance.

36 WHEREAS, The Homer City Council adopted Ordinance 15-16 removing State Revenue
37 Sharing from the City of Homer Operating budget with the intention of using those funds for
38 one-time purchases; and

39
40 WHEREAS, The State Revenue Sharing for State fiscal year 2016 is \$320,000; and

41
42 WHEREAS, It is appropriate and in the City's interest to dedicate 2016 State Revenue
43 Sharing in order to move this project forward.

44
45 NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

46
47 Section 1. The City of Homer hereby amends the FY 2015 Capital Budget by
48 appropriating 2016 State Revenue Sharing from the General Fund Fund Balance for 35%
49 design of the new public safety building.

50
51 Transfer From:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
100-0100	General Fund Fund Balance	\$355,000

54 Transfer To:

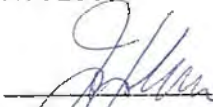
<u>Account</u>	<u>Description</u>	<u>Amount</u>
156-0377	Public Safety Building Project Account	\$355,000

57

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

60
61 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this 27th day of July, 2015.

62
63 CITY OF HOMER
64
65 
66 MARY E. WYTHE, MAYOR

67 ATTEST:
68
69 
70 JO JOHNSON, MMC, CITY CLERK

71
72

73 YES: 5
74 NO: 1
75 ABSTAIN: 0
76 ABSENT: 0

77

78

79 First Reading: 7/26/15

80 Public Hearing: 6/29/15

81 Second Reading: 7/27/15

82 Effective Date: 7/28/15

83

84

85 Review and approved as to form:

86

87 Mary K. Koester

88 Mary K. Koester, City Manager

89

90 Date: 7.31.15

91

92 Fiscal Note: Fiscal information included in body of Ordinance.

Thomas F. Klinkner

Thomas F. Klinkner, City Attorney

Date: 8-4-15

ORDINANCE REFERENCE SHEET
2016 ORDINANCE
ORDINANCE 16-17

An Ordinance of the Homer City Council Determining That a Public Purpose Does Not Exist for Lots 01, 03, 10, 21, 24, 25, 30, 36, of Kachemak Drive, and Authorizing Their Sale.

Sponsor: City Manager

1. Council Regular Meeting March 29, 2016 Introduction
 - a. Memorandum from Deputy City Planner dated December 29, 2015, Re: Harry Feyer Lot 1
 - b. Maps and Kenai Peninsula Borough Assessment Information
 - c. Resolution 11-037(A)
 - d. Ordinance 15-28(A)
 - e. Resolution 15-030(A)

2. Council Regular Meeting April 11, 2016 Public Hearing and Second Reading
 - a. Memorandum from Deputy City Planner dated December 29, 2015, Re: Harry Feyer Lot 1
 - b. Maps and Kenai Peninsula Borough Assessment Information
 - c. Resolution 11-037(A)
 - d. Ordinance 15-28(A)
 - e. Resolution 15-030(A)

**CITY OF HOMER
HOMER, ALASKA**

City Manager

ORDINANCE 16-17(S)

AN ORDINANCE OF THE HOMER CITY COUNCIL DETERMINING THAT A PUBLIC PURPOSE DOES NOT EXIST FOR CITY PROPERTIES DESCRIBED AS LOT 1, HARRY FEYER SUBDIVISION, AND THE FOLLOWING LOCATED IN SECTION 14, TOWNSHIP 6, RANGE 13, SEWARD MERIDIAN: GOVT. LOT 3 LYING EAST OF KACHEMAK DRIVE, S. ½ OF GOVT. LOT 30 LYING WEST OF KACHEMAK DRIVE, AND GOVT. LOTS 10, 21, 24, 25 AND 36; AND AUTHORIZING THEIR SALE.

WHEREAS, The following properties were conveyed to the City of Homer (“City”) by Clerk’s Deed:

Lot 1, according to the Plat of Harry Feyer Subdivision, filed under Plat 4712, Homer Recording District, Third Judicial District, State of Alaska (KPB Parcel No. 179-110-05); and

Govt. Lot 3 lying east of Kachemak Drive, Section 14, Township 6 South, Range 13 West, Seward Meridian (KPB Parcel No. 179-150-03); and

WHEREAS, The following property was conveyed to the City by the Kenai Peninsula Borough:

S. ½ of Govt. Lot 30 lying west of Kachemak Drive, Section 14, Township 6 South, Range 13 West, Seward Meridian (KPB Parcel No. 179-80-50); and

WHEREAS, The following properties were conveyed to the City by Patent from the State of Alaska:

Govt. Lots 10, 21, 24, 25 and 36, Section 14, Township 6 South, Range 13 West, Seward Meridian (KPB Parcel Nos. 179-080-09, 179-080-15, 179-080-25, 179-080-26 and 179-100-01); and

WHEREAS, The Council has determined that a public purpose does not now exist for the properties described above and designated the properties for sale in the City’s 2015 Land Allocation Plan adopted by Resolution 15-030(A) on April 27, 2015.

43 NOW, THEREFORE, THE CITY OF HOMER ORDAINS:
44

45 Section 1. Pursuant to AS 29.45.460(b) and Homer City Code 18.06.042, the City hereby
46 determines that a public purpose does not exist for the following tax-foreclosed property:
47

48 Lot 1, according to the Plat of Harry Feyer Subdivision, filed under Plat 4712,
49 Homer Recording District, Third Judicial District, State of Alaska (KPB Parcel
50 No. 179-110-05)
51

52 Section 2. Pursuant to AS 29.45.460(b) and Homer City Code 18.06.042, the City hereby
53 determines that a public purpose does not exist for the following tax-foreclosed property:
54

55 Govt. Lot 3 lying east of Kachemak Drive, Section 14, Township 6 South, Range
56 13 West, Seward Meridian (KPB Parcel No. 179-150-03)
57

58 Section 3. Notwithstanding Homer City Code 18.12.020(b), because the close of the
59 redemption period for each of the properties described in Sections 1 and 2 occurred more
60 than 10 years ago, this ordinance shall not be subject to the requirements of Homer City Code
61 18.06.042(d) and (e).
62

63 Section 4. The Council confirms its determination in Resolution 15-030(A) that a
64 public purpose does not exist for the following properties:
65

66 S. ½ of Govt. Lot 30 lying west of Kachemak Drive, Section 14, Township 6
67 South, Range 13 West, Seward Meridian (KPB Parcel No. 179-80-50)
68

69 Govt. Lots 10, 21, 24, 25 and 36, Section 14, Township 6 South, Range 13 West,
70 Seward Meridian (KPB Parcel Nos. 179-080-09, 179-080-15, 179-080-25, 179-
71 080-26 and 179-100-01)
72

73 Section 5. The City Manager is authorized to offer the property described in Section 1
74 for sale, and that property may be sold, for less than fair market value, in consideration of its
75 development constraints and large water and sewer assessment. Pursuant to Homer City
76 Code 18.12.020(d) and 18.12.040, the Council finds that if a time not exceeding one year that
77 the City Manager determines to be reasonable has passed without the City receiving any
78 acceptable bid for this property, it is in the best interest of the City for the City Manager to
79 offer to convey the property for nominal consideration to any owner of adjacent property that
80 will bear the expense of replatting the property into a combined lot with the owner's adjacent
81 property.
82

83 Section 6. The City Manager is authorized to offer the properties described in Sections
84 2 and 4 for sale in accordance with Chapter 18.12 of the Homer City Code. The City Manager

85 initially shall solicit bids to purchase each property. Pursuant to Homer City Code
86 18.12.020(d), the Council finds that if a time that the City Manager determines to be
87 reasonable has passed without the City receiving any acceptable bid for one or more of these
88 properties it is advantageous to the City for the City Manager to dispose of those properties
89 through sole source negotiations.

90

91 Section 7. This Ordinance is not permanent in nature, and shall not be codified.

92

93 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this __ day of _____,

94 2016.

95

96

CITY OF HOMER

97

98

99

MARY E. WYTHE, MAYOR

100 ATTEST:

101

102

103 _____
JO JOHNSON, MMC, CITY CLERK

104

105 YES:

106 NO:

107 ABSTAIN:

108 ABSENT:

109

110

111 First Reading:

112 Public Hearing:

113 Second Reading:

114 Effective Date:

115

116 Reviewed and approved as to form:

117

118 _____
Mary K. Koester, City Manager

119

120 Date: _____

121

122

Thomas F. Klinkner, City Attorney

Date: _____

123 Fiscal Note: Revenues unknown at this time.



City of Homer

www.cityofhomer-ak.gov

Planning
491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us
(p) 907-235-3106
(f) 907-235-3118

Memorandum

TO: Katie Koester, City Manager
FROM: Julie Engebretsen, Deputy City Planner
DATE: December 29, 2015
SUBJECT: Harry Feyer Lot 1

Council designated this land for sale in the 2015 Land Allocation Plan. Since then, Planning and Public Works have discussed how to resolve the issues with development of this property so that it may reasonably be sold.

Recommendations:

1. Under HCC 18.12.040, authorize the sale of this lot at less than fair market value, in consideration of its development constraints and large water and sewer assessments.
2. If the property does not sell in a reasonable period of time, say 1 year or less, take the property off the market and work with adjacent property owners, at their expense, to replat the land so its all in private ownership.

18.12.040 Disposal for fair market value.

The sale price for a disposal of real property shall not be less than fair market value unless the Council finds in the ordinance authorizing the transaction that a lower price would be in the best interest of the City.

Acquisition: Tax Foreclosure via KPB, 1997 Ordinance 97-06(S)

2015 KPB taxable value: \$30,900

2015 foregone property tax revenue City: \$139.05, Hospital: \$71.07, KPB: \$139.05

Assessments: City of Homer paid the natural gas assessment in full.

Water: \$17,642.22

Sewer: \$16,498.58

Total: \$34,140.80

Land Use constraints: This lot has easements on the west and south sides. Its possible a land owner could vacate portions of the easements to create more buildable area on the lot, but the solutions are not straightforward and will cost the land owner time, effort and fees to find out if this approach is feasible. These easements are used by adjacent property owners to gain driveway and utility access to Kachemak Drive.

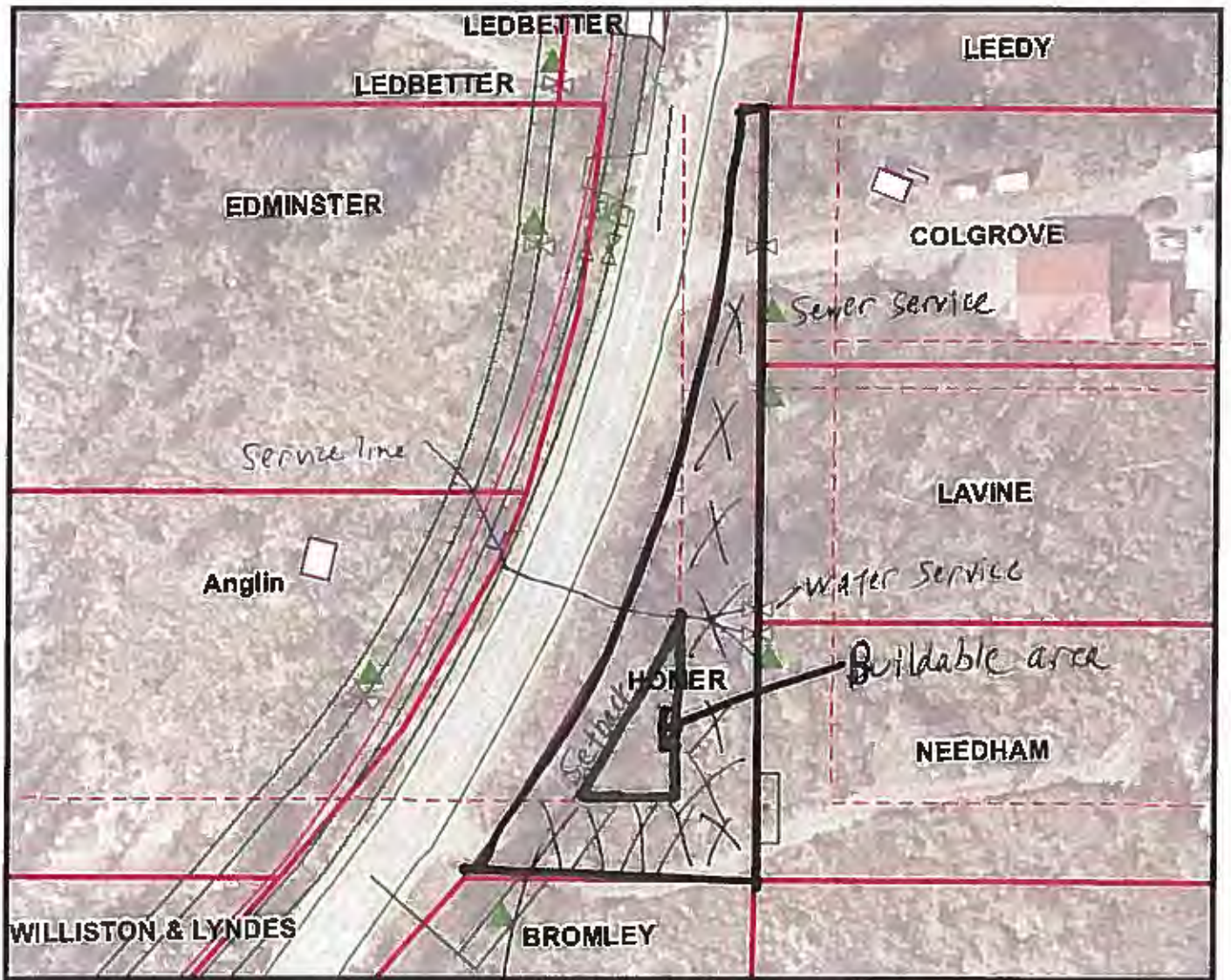
Utilities: City Code does not allow for service lines to cross private property boundaries ("so called spaghetti lines"). There several spaghetti lines across this property, and may further impinge on the buildable area of the lot. Additionally, when a parcel is part of a water or sewer Special Assessment District, the utilities are stubbed to the property. This lot does not have stub outs, despite being in the assessment district. The City would be obligated to provide water and sewer services if requested.

There are two possible solutions. Utilities could be extended across Kachemak Drive (at significant cost to the City), or, use the services that were stubbed to the adjacent property. During project construction, utilities were stubbed to the Needham property, but Council passed resolution 11-071, stating that the Needham parcel was not adjacent to Kachemak Drive, would not receive services, and the lot was removed from the assessment district. So, the existing services could be appropriated for the Harry Feyer Lot.

Recommendations:

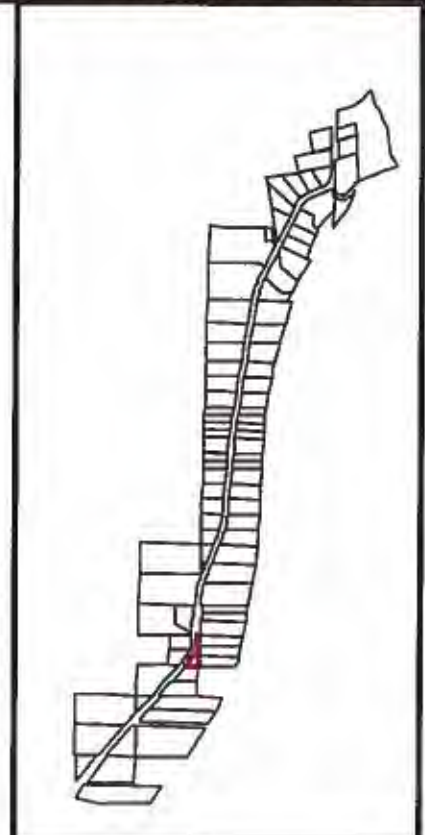
1. Council authorizes selling the property for less than tax assessed value via an ordinance per 18.12.040. Additional housekeeping items:
 - A. City grants a utility easement across the property for the existing water and sewer services (to Lavine property only; Colgrave utilities are all within an easement).
 - B. Staff resolves the water and sewer service issues for Harry Feyer Lot 1 by utilizing the Needham lot service stub outs.
 - **Pros:** No action required by any other property owner, City is free to sell. City gains \$139.05 in annual property tax revenue. Water and Sewer assessments may be paid in the future.
 - **Cons:** Lot may not sell because it will be difficult to develop. Reduced or no revenue from the transfer of land to private ownership.
2. Work with adjacent land owners to replat the adjacent properties so they all have frontage on Kachemak Drive and utilities lines do not cross property boundaries. The Needham lot would have a deferred assessment and begin making payments when utilities are hooked up in the future. Cost of replatting (and easement vacations if desired) would be borne by the adjacent property owners. (Rough cost \$5,000-\$7,000).
 - **Pros:** Cleanest way to divest the City's interest, and solve utility service issues. Water and Sewer assessments may be paid in the future.
 - **Cons:** Requires participation of all three property owners. Can be a lengthy process. May or may not result in any gain in taxable revenue for the City. No revenue to the City from the transfer of land to private ownership.
3. Do nothing.

Attachment: 8/23/2011 Map of property



HOMER
17911005
LOT 1
City of Homer

X Easement area



8/23/2011



Kenai Peninsula Borough

Assessing Department
144 N. Binkley Street
Soldotna AK 99669

FORM 1011 (1/2004)

General Information

HOMER CITY OF
491 E PIONEER AVE
HOMER, AK 99603-7624

Property ID 17911005
Address
Document / Book Page 265 / 547
Acreage 0.3900

Owners

Property ID	Display Name	Address
17911005	HOMER CITY OF	491 E PIONEER AVE

Legal Description

Description

T 6S R 13W SEC 14 Seward Meridian HM 0004712 HARRY FEYER SUB LOT 1

Value History

Year	Reason	Assessed		
		Land	Structures	Total
2016	Main Roll Certification	\$30,900	\$0	\$30,900
2015	Main Roll Certification	\$30,900	\$0	\$30,900
2014	Main Roll Certification	\$30,900	\$0	\$30,900
2013	Main Roll Certification	\$30,900	\$0	\$30,900
2012	Main Roll Certification	\$30,900	\$0	\$30,900
2011	Main Roll Certification	\$23,800	\$0	\$23,800
2010	Main Roll Certification	\$23,800	\$0	\$23,800
2009	Main Roll Certification	\$23,800	\$0	\$23,800
2008	Main Roll Certification	\$22,600	\$0	\$22,600
2007	Main Roll Certification	\$17,400	\$0	\$17,400
2006	Main Roll Certification	\$17,400	\$0	\$17,400
2005	Main Roll Certification	\$15,800	\$0	\$15,800
2004	Main Roll Certification	\$5,300	\$0	\$5,300
2003	Main Roll Certification	\$5,300	\$0	\$5,300
2002	Main Roll Certification	\$5,300	\$0	\$5,300
2001	Main Roll Certification	\$5,300	\$0	\$5,300

Land Details

Primary Use	Land Type	Acres	EFF Frontage	EFF Depth	Assd Value
	Rural S	0.3900	0.00	0.00	\$30,900

**General Assessment Information
City of Homer, Alaska**



10/23/2015

Parcel ID..... 179-110-05
 Account No..... 104.911005
 Assessment District..... 104
 Assessment District Name..... Kachemak Dr Phase II Water
 Assessment District Expanded Name..... Kachemak Dr Phase II Water Improvement District
 District Annual Interest Rate (APR)..... 1.5
 Interest Method..... Simple, Full Period
 District Original Periods (Yrs)..... 20
 District Months Per Period..... 12
 District Original Begin Date..... 02/01/2013

Property Primary Owner..... Yes
 Owner Name..... CITY OF HOMER
 Location..... 179-110-05
 Owner Mailing Address..... 491 E PIONEER AVE
 HOMER AK 99603

Original Assessment Amount..... 17,642.22
 Total Principal Billed..... 0.00
 Total Interest Billed..... 0.00
 Total Penalty Billed..... 0.00
 Total Admin Fee Billed..... 0.00
 Total Penalty & Interest Billed..... 0.00
 Total Unpaid Balance..... 17,642.22

*** Delinquent Period Installment Information ***

Delinquent Principal Amount..... 0.00
 Delinquent Interest Amount..... 0.00
 Delinquent Late Fee Amount..... 0.00
 Delinquent Admin Fee Amount..... 0.00
 Total Delinquent Amounts..... 0.00

*** Current Period Installment Information ***

Current Principal Amount..... 0.00
 Current Interest Amount..... 0.00
 Current Late Fee Amount..... 0.00
 Current Admin Fee Amount..... 0.00
 Total Current Period Amount..... 0.00

Last Payment Date..... [None]
 Last Payment Amount..... 0.00

**General Assessment Information
City of Homer, Alaska**



10/23/2015

Parcel ID 179-110-05
 Account No 105.911005
 Assessment District..... 105
 Assessment District Name..... Kachemak Dr Phase II Sewer
 Assessment District Expanded Name..... Kachemak Dr Phase II Sewer Improvement District
 District Annual Interest Rate (APR)..... 1.5
 Interest Method..... Simple, Full Period
 District Original Periods (Yrs)..... 20
 District Months Per Period..... 12
 District Original Begin Date..... 02/01/2013

Property Primary Owner..... Yes
 Owner Name CITY OF HOMER
 Location..... 179-110-05
 Owner Mailing Address 491 E PIONEER AVE
 HOMER AK 99603

Original Assessment Amount..... 16,498.58
 Total Principal Billed..... 0.00
 Total Interest Billed..... 0.00
 Total Penalty Billed..... 0.00
 Total Admin Fee Billed..... 0.00
 Total Penalty & Interest Billed..... 0.00
 Total Unpaid Balance..... 16,498.58

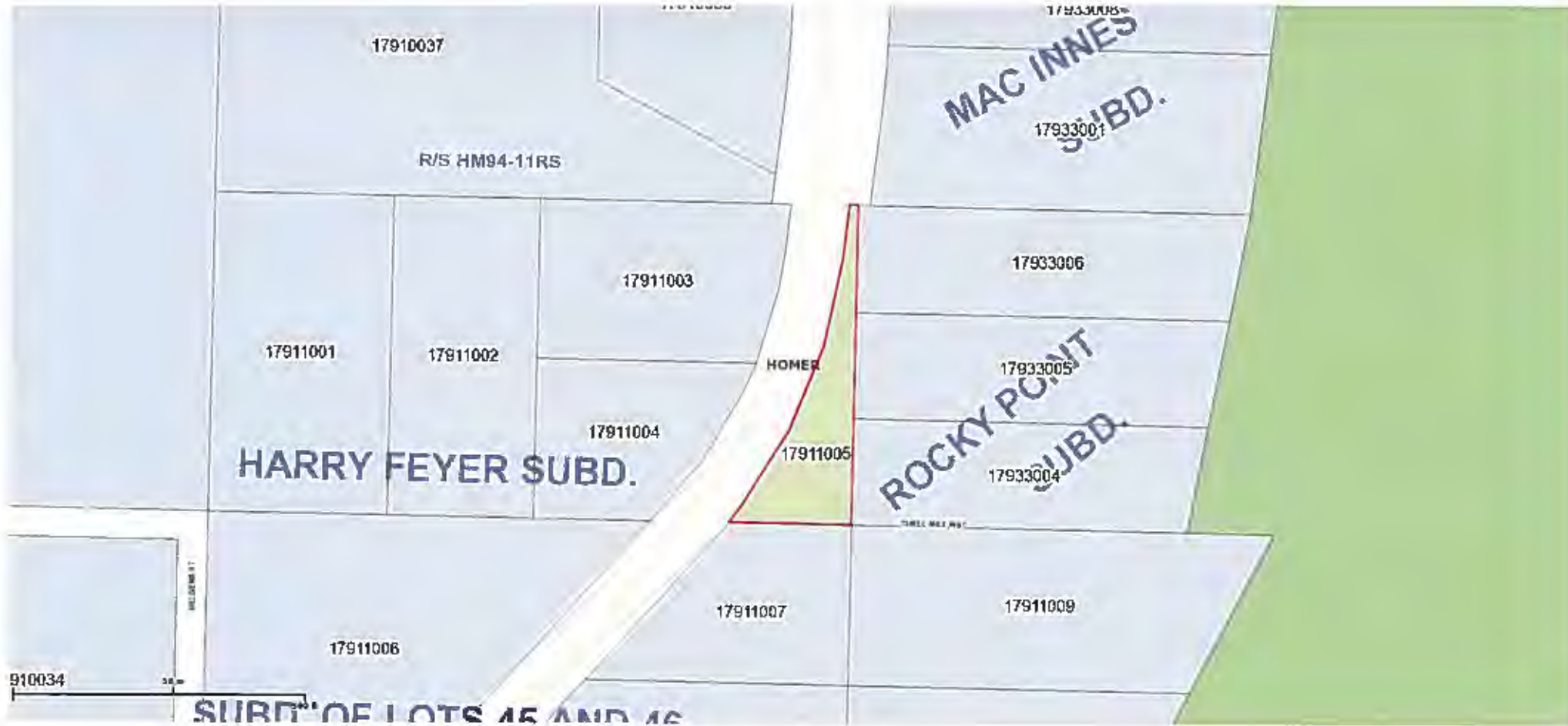
***** Delinquent Period Installment Information *****

Deliquent Principal Amount..... 0.00
 Deliquent Interest Amount..... 0.00
 Deliquent Late Fee Amount..... 0.00
 Deliquent Admin Fee Amount..... 0.00
 Total Deliquent Amounts..... 0.00

***** Current Period Installment Information *****

Current Principal Amount..... 0.00
 Current Interest Amount..... 0.00
 Current Late Fee Amount..... 0.00
 Current Admin Fee Amount..... 0.00
 Total Current Period Amount..... 0.00

Last Payment Date..... (None)
 Last Payment Amount..... 0.00



Parcel ID# 17911005, Acreage: 0.39, Assessed Value: \$30,900
 Water Assessment: \$17,642.22, Sewer Assessment: \$16,498.52, Total Assessment: \$34,140.80



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Tue Mar 8 2016 11:19:01 AM

KPB Parcel Viewer



Kenai Peninsula Borough

Assessing Department
144 N. Binkley Street
Soldotna AK 99669

1/11/2016 10:03 AM

General Information

HOMER CITY OF 491 E PIONEER AVE HOMER, AK 99603-7624	Property ID 17915003 Address Document / Book Page Acreage 0.2400
---	---

Owners

Property ID	Display Name	Address
17915003	HOMER CITY OF	491 E PIONEER AVE

Legal Description

Description
T 6S R 13W SEC 23 Seward Meridian HM THAT PORTION OF GOV'T LOT 3 LYING SOUTHEAST ERLY OF KACHEMAK BAY DRIVE

Value History

Year	Reason	Assessed		
		Land	Structures	Total
2016	Main Roll Certification	\$22,600	\$0	\$22,600
2015	Main Roll Certification	\$22,600	\$0	\$22,600
2014	Main Roll Certification	\$22,600	\$0	\$22,600
2013	Main Roll Certification	\$22,600	\$0	\$22,600
2012	Main Roll Certification	\$22,600	\$0	\$22,600
2011	Main Roll Certification	\$18,200	\$0	\$18,200
2010	Main Roll Certification	\$18,200	\$0	\$18,200
2009	Main Roll Certification	\$18,200	\$0	\$18,200
2008	Main Roll Certification	\$17,300	\$0	\$17,300
2007	Main Roll Certification	\$13,300	\$0	\$13,300
2006	Main Roll Certification	\$13,300	\$0	\$13,300
2005	Main Roll Certification	\$12,100	\$0	\$12,100
2004	Main Roll Certification	\$11,600	\$0	\$11,600
2003	Main Roll Certification	\$11,600	\$0	\$11,600
2002	Main Roll Certification	\$11,600	\$0	\$11,600
2001	Main Roll Certification	\$11,600	\$0	\$11,600

Land Details

Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Ass Value
	Rural S	0.2400	0.00	0.00	\$22,600



Parcel #: 17915003, Acreage: 0.24, Assessed Value: \$22,600



DISCLAIMER: The data displayed herein is derived from a highly processed map for viewing and should only be used for general reference purposes. KPB, Alaska State Borough assumes no liability for the accuracy of any data displayed herein. Higher quality drawings should be consulted for property transactions.



Tue Mar 8 2016 11:21:46 AM

KPB Parcel Viewer



Kenai Peninsula Borough

Assessing Department
144 N. Binkley Street
Soldotna AK 99669

FILE NUMBER: 141001

General Information

HOMER CITY OF 491 E PIONEER AVE HOMER, AK 99603-7624	Property ID	17908009
	Address	
	Document / Book Page	20110025280
	Acreage	2.5000

Owners

Property ID	Display Name	Address
17908009	HOMER CITY OF	491 E PIONEER AVE

Legal Description

Description
T 6S R 13W SEC 14 Seward Meridian HM GOVT LOT 10

Value History

Year	Reason	Assessed		
		Land	Structures	Total
2016	Main Roll Certification	\$21,700	\$0	\$21,700
2015	Main Roll Certification	\$21,700	\$0	\$21,700
2014	Main Roll Certification	\$21,700	\$0	\$21,700
2013	Main Roll Certification	\$21,700	\$0	\$21,700
2012	Main Roll Certification	\$21,700	\$0	\$21,700
2011	Main Roll Certification	\$20,400	\$0	\$20,400
2010	Main Roll Certification	\$20,400	\$0	\$20,400
2009	Main Roll Certification	\$20,400	\$0	\$20,400
2008	Main Roll Certification	\$19,400	\$0	\$19,400
2007	Main Roll Certification	\$14,900	\$0	\$14,900
2006	Main Roll Certification	\$14,900	\$0	\$14,900
2005	Main Roll Certification	\$13,500	\$0	\$13,500
2004	Main Roll Certification	\$10,500	\$0	\$10,500
2003	Main Roll Certification	\$10,500	\$0	\$10,500
2002	Main Roll Certification	\$10,500	\$0	\$10,500
2001	Main Roll Certification	\$10,500	\$0	\$10,500

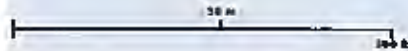
Land Details

Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Ass Value
	Commercial G/Forced Value	2.5000	0.00	0.00	\$21,700

SURVEY

B-74)

19



17908001

17908002

17908003

17908009

17908010

17908011

17908015

17908016

17908017

Parcel #: 17908009, Acreage: 2.50, Assessed Value: \$21,700



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Tue Mar 8 2016 10:57:51 AM

KPB Parcel Viewer



Kenai Peninsula Borough

Assessing Department
144 N. Binkley Street
Soldotna AK 99669

March 21, 2016 09:41 AM

General Information

HOMER CITY DF 491 E PIONEER AVE HOMER, AK 99603-7624	Property ID 17908015 Address Document / Book Page 20110025280 Acraage 2.5000
---	---

Owners

Property ID	Display Name	Address
17908015	HOMER CITY DF	491 E PIONEER AVE

Legal Description

Description
T 6S R 13W SEC 14 Seward Meridian HM GOVT LOT 21

Value History

Year	Reason	Assessed		
		Land	Structures	Total
2016	Main Roll Certification	\$21,700	\$0	\$21,700
2015	Main Roll Certification	\$21,700	\$2,100	\$23,800
2014	Main Roll Certification	\$21,700	\$2,100	\$23,800
2013	Main Roll Certification	\$21,700	\$2,100	\$23,800
2012	Main Roll Certification	\$21,700	\$2,100	\$23,800
2011	Main Roll Certification	\$20,400	\$0	\$20,400
2010	Main Roll Certification	\$20,400	\$0	\$20,400
2009	Main Roll Certification	\$20,400	\$0	\$20,400
2008	Main Roll Certification	\$19,400	\$0	\$19,400
2007	Main Roll Certification	\$14,900	\$0	\$14,900
2006	Main Roll Certification	\$14,900	\$0	\$14,900
2005	Main Roll Certification	\$13,500	\$0	\$13,500
2004	Main Roll Certification	\$10,500	\$0	\$10,500
2003	Main Roll Certification	\$10,500	\$0	\$10,500
2002	Main Roll Certification	\$10,500	\$0	\$10,500
2001	Main Roll Certification	\$10,500	\$0	\$10,500

Land Details

Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Ass Value
	Commercial G/Forced Value	2.5000	0.00	0.00	\$21,700



Parcel #: 17908015, Acreage: 2.50, Assessed Value: \$21,700



DISCLAIMER: The data displayed herein is neither a legally recorded map nor survey and should only be used for general reference purposes. Final Parcels of record require an inquiry to the recorder of deeds for parcel details. Original source documents should be consulted for accurate information.



Tue Mar 8 2016 11:03:24 AM

KPB Parcel Viewer



Kenai Peninsula Borough

Assessing Department
144 N. Binkley Street
Soldotna AK 99669

April 2016 - June

General Information

HOMER CITY OF 491 E PIONEER AVE HOMER, AK 99603-7624	Property ID	17908025
	Address	
	Document / Book Page	20110025280
	Acres	2.5000

Owners

Property ID	Display Name	Address
17908025	HOMER CITY OF	491 E PIONEER AVE

Legal Description

Description
T 6S R 13W SEC 14 Seward Meridian HM GOVT LOT 24

Value History

Year	Reason	Assessed		
		Land	Structures	Total
2016	Main Roll Certification	\$21,700	\$0	\$21,700
2015	Main Roll Certification	\$21,700	\$0	\$21,700
2014	Main Roll Certification	\$21,700	\$0	\$21,700
2013	Main Roll Certification	\$21,700	\$0	\$21,700
2012	Main Roll Certification	\$21,700	\$0	\$21,700
2011	Main Roll Certification	\$20,400	\$0	\$20,400
2010	Main Roll Certification	\$20,400	\$0	\$20,400
2009	Main Roll Certification	\$20,400	\$0	\$20,400
2008	Main Roll Certification	\$19,400	\$0	\$19,400
2007	Main Roll Certification	\$14,900	\$0	\$14,900
2006	Main Roll Certification	\$14,900	\$0	\$14,900
2005	Main Roll Certification	\$13,500	\$0	\$13,500
2004	Main Roll Certification	\$10,500	\$0	\$10,500
2003	Main Roll Certification	\$10,500	\$0	\$10,500
2002	Main Roll Certification	\$10,500	\$0	\$10,500
2001	Main Roll Certification	\$10,500	\$0	\$10,500

Land Details

Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Assd Value
	Commercial G/Forced Value	2.5000	0.00	0.00	\$21,700



Parcel #: 17908025, Acreage: 2.50, Assessed Value: \$21,700



Tue Mar 8 2016 11:05:05 AM

KPB Parcel Viewer

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Kenai Peninsula Borough

Assessing Department
144 N. Binkley Street
Soldotna AK 99669

10/19/2016 1:41 PM

General Information

HOMER CITY OF 491 E PIONEER AVE HOMER, AK 99603-7624	Property ID 17908026 Address Document / Book Page 20110025280 Acreage 2.5000
---	---

Owners

Property ID	Display Name	Address
17908026	HOMER CITY OF	491 E PIONEER AVE

Legal Description

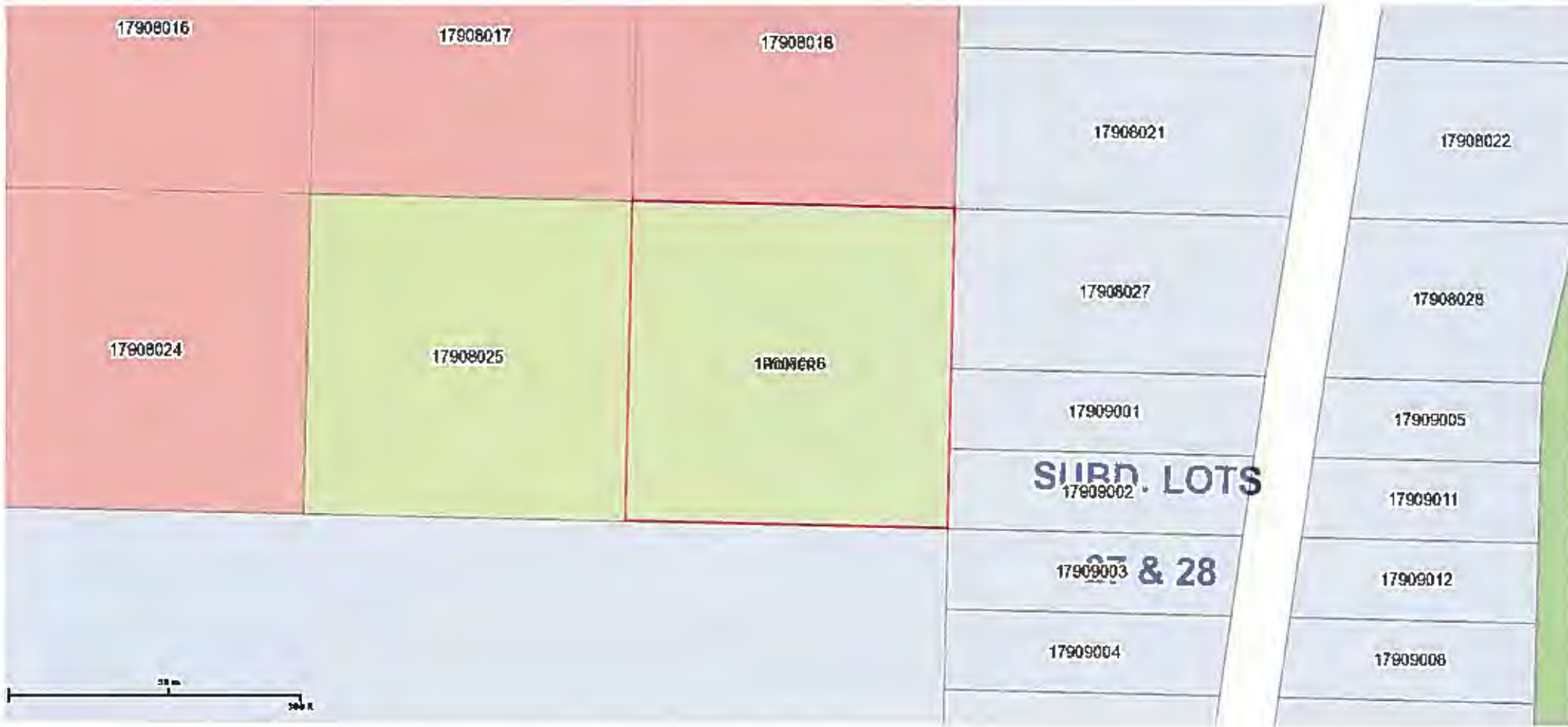
Description
T 6S R 12W SEC 14 Seward Meridian HM GOVT LOT 25

Value History

Year	Reason	Assessed		
		Land	Structures	Total
2016	Main Roll Certification	\$21,700	\$0	\$21,700
2015	Main Roll Certification	\$21,700	\$0	\$21,700
2014	Main Roll Certification	\$21,700	\$0	\$21,700
2013	Main Roll Certification	\$21,700	\$0	\$21,700
2012	Main Roll Certification	\$21,700	\$0	\$21,700
2011	Main Roll Certification	\$20,400	\$0	\$20,400
2010	Main Roll Certification	\$20,400	\$0	\$20,400
2009	Main Roll Certification	\$20,400	\$0	\$20,400
2008	Main Roll Certification	\$19,400	\$0	\$19,400
2007	Main Roll Certification	\$14,900	\$0	\$14,900
2006	Main Roll Certification	\$14,900	\$0	\$14,900
2005	Main Roll Certification	\$13,500	\$0	\$13,500
2004	Main Roll Certification	\$10,500	\$0	\$10,500
2003	Main Roll Certification	\$10,500	\$0	\$10,500
2002	Main Roll Certification	\$10,500	\$0	\$10,500
2001	Main Roll Certification	\$10,500	\$0	\$10,500

Land Details

Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Asd Value
	Commercial G/forced Value	2.5000	0.00	0.00	\$21,700



Parcel #: 17908026, Acreage: 2.5, Assessed Value: \$21,700



Tue Mar 8 2016 11:09:30 AM

KPB Parcel Viewer

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Kenai Peninsula Borough

Assessing Department
144 N. Binkley Street
Soldotna AK 99669

PROPERTY ID: 17908050

General Information

HOMER CITY OF
491 E PIONEER AVE
HOMER, AK 99803-7624

Property ID 17908050
Address 4757 KACHEMAK DR.
Document / Book Page 20110000730
Acreage 0.4900

Owners

Property ID	Display Name	Address
17908050	HOMER CITY OF	491 E PIONEER AVE

Legal Description

Description

T 6S R 13W SEC 14 Seward Meridian 1/4 51/2 OF GOVT LOT 30 LYING WEST OF KACHEMAK DR

Value History

Year	Reason	Assessed		
		Land	Structures	Total
2016	Main Roll Certification	\$15,000	\$0	\$15,000
2015	Main Roll Certification	\$15,000	\$0	\$15,000
2014	Main Roll Certification	\$15,000	\$0	\$15,000
2013	Main Roll Certification	\$15,000	\$0	\$15,000
2012	Main Roll Certification	\$15,000	\$0	\$15,000
2011	Main Roll Certification	\$2,300	\$0	\$2,300
2010	Main Roll Certification	\$2,300	\$0	\$2,300
2009	Main Roll Certification	\$2,300	\$0	\$2,300
2008	Main Roll Certification	\$2,200	\$0	\$2,200
2007	Main Roll Certification	\$1,700	\$0	\$1,700
2006	Main Roll Certification	\$1,700	\$0	\$1,700
2005	Main Roll Certification	\$1,500	\$0	\$1,500
2004	Main Roll Certification	\$3,600	\$0	\$3,600
2003	Main Roll Certification	\$3,600	\$0	\$3,600
2002	Main Roll Certification	\$5,000	\$0	\$5,000
2001	Main Roll Certification	\$5,000	\$0	\$5,000

Land Details

Primary Use	Land Type	Acrea	Eff Frontage	Eff Depth	Ass Value
	Rural J	0.4900	0.00	0.00	\$15,000

General Assessment Information
City of Homer, Alaska



10/23/2015

Parcel ID 179-080-50
 Account No 104.908050
 Assessment District..... 104
 Assessment District Name..... Kachemak Dr Phase II Water
 Assessment District Expanded Name..... Kachemak Dr Phase II Water Improvement District
 District Annual Interest Rate (APR)..... 1.5
 Interest Method..... Simple, Full Period
 District Original Periods (Yrs)..... 20
 District Months Per Period..... 12
 District Original Begin Date..... 02/01/2013

Property Primary Owner..... Yes
 Owner Name CITY OF HOMER
 Location..... 179-080-50
 Owner Mailing Address 491 E PIONEER AVE
 HOMER AK 99603

Original Assessment Amount..... 17,642.22
 Total Principal Billed..... 0.00
 Total Interest Billed..... 0.00
 Total Penalty Billed..... 0.00
 Total Admin Fee Billed..... 0.00
 Total Penalty & Interest Billed..... 0.00
 Total Unpaid Balance..... 17,642.22

*** Delinquent Period Installment Information ***

Deliquent Principal Amount..... 0.00
 Deliquent Interest Amount..... 0.00
 Deliquent Late Fee Amount..... 0.00
 Deliquent Admin Fee Amount..... 0.00
 Total Deliquent Amounts..... 0.00

*** Current Period Installment Information ***

Current Principal Amount..... 0.00
 Current Interest Amount..... 0.00
 Current Late Fee Amount..... 0.00
 Current Admin Fee Amount..... 0.00
 Total Current Period Amount..... 0.00

Last Payment Date.....[None]
 Last Payment Amount.....0.00

General Assessment Information
City of Homer, Alaska



10/23/2015

Parcel ID 179-080-50
 Account No 105.808050
 Assessment District..... 105
 Assessment District Name..... Kachemak Dr Phase II Sewer
 Assessment District Expanded Name.... Kachemak Dr Phase II Sewer Improvement District
 District Annual Interest Rate (APR)..... 1.5
 Interest Method..... Simple, Full Period
 District Original Periods (Yrs)..... 20
 District Months Per Period..... 12
 District Original Begin Date..... 02/01/2013

Property Primary Owner..... Yes
 Owner Name CITY OF HOMER
 Location..... 179-080-50
 Owner Mailing Address 491 E PIONEER AVE
 HOMER AK 99603

Original Assessment Amount..... 16,498.58
 Total Principal Billed..... 0.00
 Total Interest Billed..... 0.00
 Total Penalty Billed..... 0.00
 Total Admin Fee Billed..... 0.00
 Total Penalty & Interest Billed..... 0.00
 Total Unpaid Balance..... 16,498.58

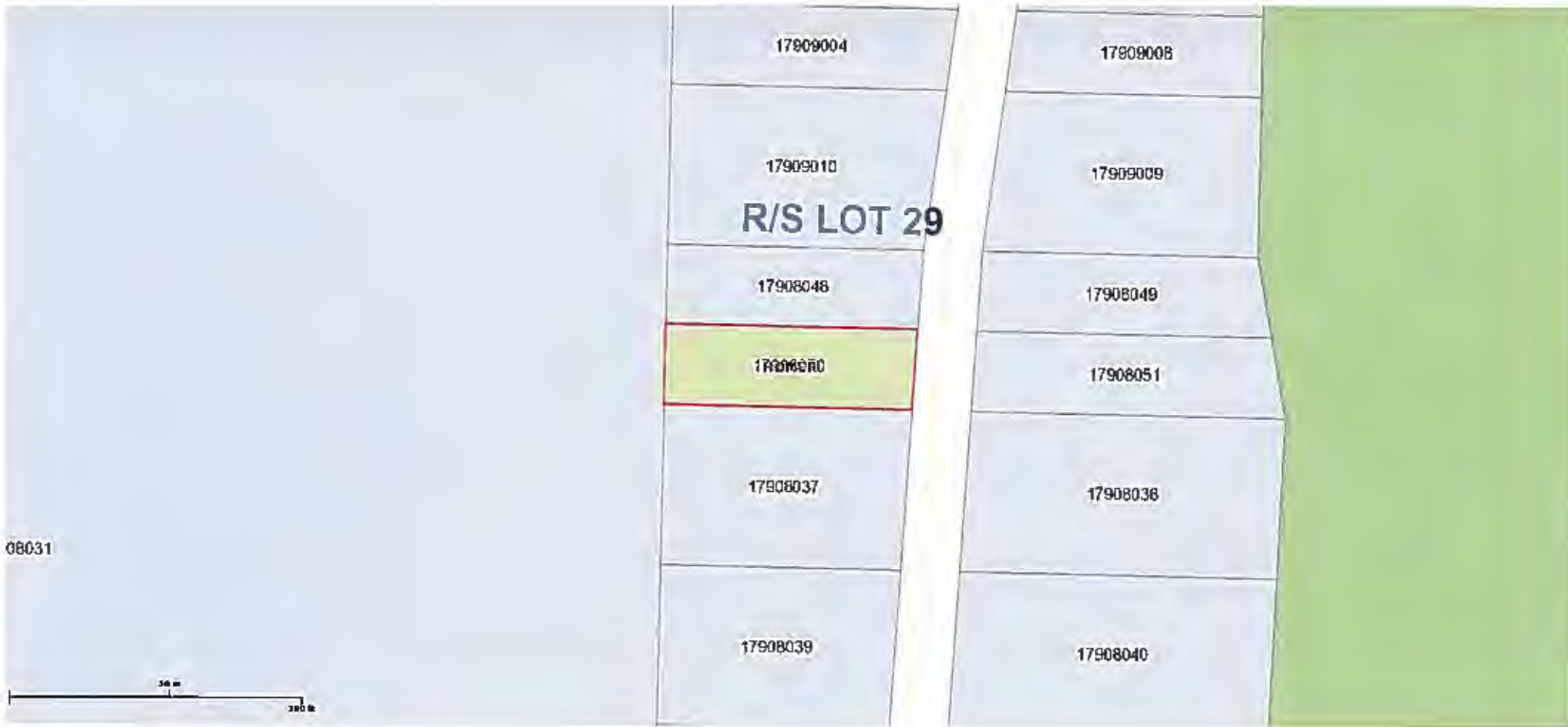
*** Delinquent Period Installment Information ***

Delinquent Principal Amount..... 0.00
 Delinquent Interest Amount..... 0.00
 Delinquent Late Fee Amount..... 0.00
 Delinquent Admin Fee Amount..... 0.00
 Total Delinquent Amounts..... 0.00

*** Current Period Installment Information ***

Current Principal Amount..... 0.00
 Current Interest Amount..... 0.00
 Current Late Fee Amount..... 0.00
 Current Admin Fee Amount..... 0.00
 Total Current Period Amount..... 0.00

Last Payment Date..... [None]
 Last Payment Amount..... 0.00



Parcel #: 17908050, Acreage: 0.49, Assessed Value: \$15,000
 Water Assessment: \$17,642.22, Sewer Assessment: \$16,498.58, Total Assessments: \$34,140.80



DISCLAIMER: The data displayed herein is neither a legally recorded deed nor survey and should only be used for general reference purposes. Actual boundaries (if any) are shown on the ground and the accuracy of any data displayed herein. Other public documents should be obtained for accuracy verification.



Tue Mar 8 2016 11:10:57 AM

KPB Parcel Viewer



Kenai Peninsula Borough

Assessing Department
144 N. Binkley Street
Soldotna AK 99669

99669 011 00000

General Information

HOMER CITY OF 491 E PIONEER AVE HOMER, AK 99603-7624	Property ID 17910001 Address Document / Book Page 20110025260 Acres 5.0000
---	---

Owners

Property ID	Display Name	Address
17910001	HOMER CITY OF	491 E PIONEER AVE

Legal Description

Description
T 6S R 13W SEC 14 Seward Meridian HM GOVT LOT 36

Value History

Year	Reason	Assessed		
		Land	Structures	Total
2016	Main Roll Certification	\$38,100	\$0	\$38,100
2015	Main Roll Certification	\$38,100	\$0	\$38,100
2014	Main Roll Certification	\$38,100	\$0	\$38,100
2013	Main Roll Certification	\$38,100	\$0	\$38,100
2012	Main Roll Certification	\$38,100	\$0	\$38,100
2011	Main Roll Certification	\$72,300	\$0	\$72,300
2010	Main Roll Certification	\$72,300	\$0	\$72,300
2009	Main Roll Certification	\$72,300	\$0	\$72,300
2008	Main Roll Certification	\$68,600	\$0	\$68,600
2007	Main Roll Certification	\$52,800	\$0	\$52,800
2006	Main Roll Certification	\$52,800	\$0	\$52,800
2005	Main Roll Certification	\$48,000	\$0	\$48,000
2004	Main Roll Certification	\$14,000	\$0	\$14,000
2003	Main Roll Certification	\$14,000	\$0	\$14,000
2002	Main Roll Certification	\$14,000	\$0	\$14,000
2001	Main Roll Certification	\$14,000	\$0	\$14,000

Land Details

Primary Use	Land Type	Acres	EFT Frontage	EFT Depth	Ass Value
	Rural J	5.0000	0.00	0.00	\$38,100

General Assessment Information
City of Homer, Alaska



10/23/2015

Parcel ID 179-100-01
 Account No 104.910001
 Assessment District..... 104
 Assessment District Name..... Kachemak Dr Phase II Water
 Assessment District Expanded Name..... Kachemak Dr Phase II Water Improvement District
 District Annual Interest Rate (APR)..... 1.5
 Interest Method..... Simple, Full Period
 District Original Periods (Yrs)..... 20
 District Months Per Period..... 12
 District Original Begin Date..... 02/01/2013

Property Primary Owner..... Yes
 Owner Name CITY OF HOMER
 Location..... 179-100-01
 Owner Mailing Address 491 E PIONEER AVE
 HOMER AK 99603

Original Assessment Amount..... 17,642.22
 Total Principal Billed..... 0.00
 Total Interest Billed..... 0.00
 Total Penalty Billed..... 0.00
 Total Admin Fee Billed..... 0.00
 Total Penalty & Interest Billed..... 0.00
 Total Unpaid Balance..... 17,642.22

*** Delinquent Period Installment Information ***

Deliquent Principal Amount..... 0.00
 Deliquent Interest Amount..... 0.00
 Deliquent Late Fee Amount..... 0.00
 Deliquent Admin Fee Amount..... 0.00
 Total Deliquent Amounts..... 0.00

*** Current Period Installment Information ***

Current Principal Amount..... 0.00
 Current Interest Amount..... 0.00
 Current Late Fee Amount..... 0.00
 Current Admin Fee Amount..... 0.00
 Total Current Period Amount..... 0.00

Last Payment Date..... (None)
 Last Payment Amount..... 0.00

General Assessment Information
City of Homer, Alaska



10/23/2015

Parcel ID 179-100-01
 Account No 105.810001
 Assessment District..... 105
 Assessment District Name..... Kachemak Dr Phase II Sewer
 Assessment District Expanded Name..... Kachemak Dr Phase II Sewer Improvement District
 District Annual Interest Rate (APR)..... 1.5
 Interest Method..... Simple, Full Period
 District Original Periods (Yrs)..... 20
 District Months Per Period..... 12
 District Original Begin Date..... 02/01/2013

Property Primary Owner..... Yes
 Owner Name CITY OF HOMER
 Location..... 179-100-01
 Owner Mailing Address 491 E PIONEER AVE
 HOMER AK 99603

Original Assessment Amount..... 16,498.58
 Total Principal Billed..... 0.00
 Total Interest Billed..... 0.00
 Total Penalty Billed..... 0.00
 Total Admin Fee Billed..... 0.00
 Total Penalty & Interest Billed..... 0.00
 Total Unpaid Balance..... 16,498.58

*** Delinquent Period Installment Information ***

Delinquent Principal Amount..... 0.00
 Delinquent Interest Amount..... 0.00
 Delinquent Late Fee Amount..... 0.00
 Delinquent Admin Fee Amount..... 0.00
 Total Delinquent Amounts..... 0.00

*** Current Period Installment Information ***

Current Principal Amount..... 0.00
 Current Interest Amount..... 0.00
 Current Late Fee Amount..... 0.00
 Current Admin Fee Amount..... 0.00
 Total Current Period Amount..... 0.00

Last Payment Date..... [None]
 Last Payment Amount..... 0.00



Parcel #: 17910001, Acreage: 5.0, Assessed Value: \$38,100

Water Assessment: \$17,642.22, Sewer Assessment: \$16,498.52, Total Assessments: \$34,140.80



DISCLAIMER: The data displayed herein is neither a legally recorded map nor survey and should only be used for general reference purposes. Kernal Properties Georgia declines any liability as to the accuracy of any data displayed herein. Original source documents should be consulted for accuracy verification.



Tue Mar 8 2016 11:15:24 AM

KPB Parcel Viewer

Resolution 11-037(A) Approving the 2011 Land Allocation Plan

Resolution ID: 11-037(A)
Resolution Status: Adopted
Resolution Effective Date: Mon Apr 11th, 2011
Resolution Summary:
A Resolution of the City Council Approving the City of Homer 2011 Land Allocation Plan. Mayor/City Council.

CITY OF HOMER
HOMER, ALASKA

Mayor/City Council

RESOLUTION 11-037(A)

A RESOLUTION OF THE CITY COUNCIL APPROVING THE CITY OF HOMER 2011 LAND ALLOCATION PLAN.

WHEREAS, The Property Management Policy and Procedures Manual sets policy for municipal land management; and

WHEREAS, Chapter 3 of the Property Management Policy and Procedures Manual establishes that a Land Allocation Plan will be developed annually; and

WHEREAS, The City Council, with members of the Port and Harbor and Parks and Recreation Advisory Commissions present, discussed the Land Allocation Plan during a Joint Worksession on March 29, 2011; and

WHEREAS, The recommendations via Memorandums 11-040, 11-041, 11-042, 11-043, 11-052, and 11-053 from Planning, the Lease Committee, Planning Commission, Parks and Recreation Advisory Commission, and Library Advisory Board were considered.

NOW, THEREFORE, BE IT RESOLVED by the City Council that the City of Homer 2011 Land Allocation Plan is hereby approved with the following notation changes:

1. Develop a plan which will consider designation of a 10,000 sq. ft. portion of Tract 1-A, page B-6, to make the land available for Request for Proposals. (KPB Parcel #181-031-17)
2. NW of Karen Hornaday Park, 10 acres, page C-7, retain for a future park. (KPB Parcel #175-040-03)
3. Retain Kachemak Drive Government Lot 36 and Harry Feyer Subdivision Lot 1 and Scenic Bay Lot A for future Kachemak Drive Trail and rest areas. (KPB Parcel #179-100-01, 179-110-05, and 179-350-20)
4. Offer for sale to the general public the land referred to as "Old Library Land" page D-3 in the Land Allocation Plan, and if it is not sold then to designate as a conservation buffer. (KPB Parcel #175-144-16)
5. Sell lot along Kachemak Drive – South ¼ of Government Lot 30 Lying West of Kachemak Drive. (KPB Parcel #179-080-50)

PASSED AND ADOPTED by the Homer City Council this 11th day of April, 2011.

CITY OF HOMER

JAMES C. HORNADAY, MAYOR

ATTEST:

JO JOHNSON, CMC, CITY CLERK

Fiscal Note: N/A

Resolution Files  [Resolution 11-037\(A\)](#)

Source URL (retrieved on 2015-11-04 14:43):

<http://www.cityofhomer-ak.gov/resolution/resolution-11-037a-approving-2011-land-allocation-plan>

CITY OF HOMER
HOMER, ALASKA

City Manager

ORDINANCE 15-28(A)

AN ORDINANCE OF THE HOMER CITY COUNCIL REPEALING AND REENACTING HOMER CITY CODE CHAPTER 18.12, MUNICIPAL PROPERTY SALES, REGARDING THE METHODS AND PROCEDURE FOR DISPOSING OF INTERESTS IN REAL PROPERTY OWNED BY THE CITY.

THE CITY OF HOMER ORDAINS:

Section 1. Homer City Code Chapter 18.12, Municipal Property Sales, is repealed and reenacted to read as follows:

Chapter 18.12
DISPOSAL OF REAL PROPERTY

Sections:

- 18.12.010 Powers.
- 18.12.020 Real property disposal procedure.
- 18.12.030 Appraisal.
- 18.12.040 Disposal for fair market value.
- 18.12.050 Exempted disposals of real property.
- 18.12.060 Easements, rights-of-way and other public areas.
- 18.12.070 Proceeds of sale of foreclosed properties.

18.12.010 Powers.

The city has the power to sell, donate, exchange or make other dispositions of real property or interests in real property, subject to the requirements in this chapter.

18.12.020 Real property disposal procedure.

a. A proposal to dispose of real property owned by the city may be initiated by the city manager or the council, or in response to a request received from any person.

b. The disposal of real property shall be authorized by ordinance. The ordinance shall include a finding that the property is no longer required for a public use, and shall include such terms and conditions of the disposal as the council shall determine. For property that the city acquired through foreclosure, the ordinance shall include the information and be adopted under the procedure required by HCC 18.06.042.

c. Notice of any proposed disposal of real property shall be posted on the city's website for at least two consecutive weeks before the ordinance authorizing the transaction

42 is considered by the city council in final reading, in addition to any other notice required by
43 the Alaska Statutes.

44 d. Real property shall be sold at public auction or by an invitation for competitive
45 sealed bids or proposals, except when the council finds it is advantageous to the city to sell
46 real property by another method, including without limitation lotteries, over-the-counter
47 sales or sole source negotiations.

48 e. The city manager shall conduct and close the disposal in accordance with the terms
49 of the authorizing ordinance, including executing all necessary documents. The city manager
50 may execute a deed for real property sold by the city only upon receipt of full payment, or a
51 satisfactory financing agreement, and compliance with all terms and conditions of the
52 conveyance. Conveyance shall be quitclaim deed.

53
54 18.12.030 Appraisal.
55 Before disposing of any real property whose most recent assessment by the Kenai
56 Peninsula Borough is greater than fifty thousand dollars, the city shall obtain an appraisal of
57 the fair market value of the property from a competent independent appraiser, performed
58 not more than twelve months before the date of the disposal; provided that no appraisal is
59 required in any of the following situations:

- 60 a. The property is being sold at public auction, by competitive sealed bid, or some
61 other form of competitive bid or proposal process open to the public;
62 b. The property is being conveyed in a transaction authorized by HCC 18.12.050;
63 c. The council has authorized the disposal of the property for less than fair market
64 value in accordance with HCC 18.12.040; or
65 d. The council has determined that the fair market value of the property can be
66 reasonably determined through other means.

67
68 18.12.040 Disposal for fair market value.
69 The sale price for a disposal of real property shall not be less than fair market value
70 unless the council finds in the ordinance authorizing the transaction that a lower price would
71 be in the best interest of the city.

72
73 18.12.050 Exempted disposals of real property.
74 The city may dispose of real property without complying with the provisions of HCC
75 18.12.020 (c) and (d), and 18.12.040, to any of the following:

- 76 a. The United States, the State of Alaska, a political subdivision of the State, or an
77 agency of any of these entities.
78 b. A public utility for use in providing a public utility service.
79 c. An organization that the United States Internal Revenue Service recognizes as an
80 organization described in Section 501(c)(3) of the Internal Revenue Code of 1986, to be used
81 solely for the organization's exempt purpose.
82 d. The owner or owners of contiguous property, of a parcel that contains an area less
83 than the minimum required for improvement under applicable zoning or that cannot

84 reasonably be improved without violating setback or yard requirements because of its shape
85 or topography.

86

87 18.12.060 Easements, rights-of-way and other public areas.

88 a. The city may reserve from any conveyance of real property any easement or right-
89 of-way that the council finds to be required for existing or future public purposes. The effect
90 of any such reservation shall be considered in determining the fair market value of the
91 property.

92 b. The vacation of streets, alleys or other public areas, and the disposition of title to
93 the vacated area, is governed by Chapter 20.70 of the Kenai Peninsula Borough Code of
94 Ordinances.

95

96 18.12.070 Proceeds of sale of foreclosed properties.

97 a. Subject to subsection (b) of this section, the proceeds of a sale of foreclosed real
98 property shall be applied first to the cost of collection with the remainder divided between
99 the Kenai Peninsula Borough and the City in proportion to the respective municipal taxes and
100 assessments against the property at the time of foreclosure.

101 b. The former record owner is entitled to the proceeds of a sale of foreclosed real
102 property that has been held by the City for less than 10 years after the close of the
103 redemption period and never designated to be retained for a public purpose pursuant to HCC
104 18.06.042, in excess of the sum of the following:

- 105 1. The amount of unpaid taxes and assessments.
- 106 2. The amount equal to taxes and assessments that would have been levied after
107 foreclosure if the property had continued in private ownership.
- 108 3. Penalty, interest, and costs to the Kenai Peninsula Borough and City of foreclosing
109 and selling the property.
- 110 4. Costs to the Borough and City of maintaining and managing the property that
111 exceed amounts received by the Borough and City for use of the property.

112 c. If the former record owner is entitled to a portion of the proceeds of sale under
113 subsection (b) of this section, the City shall provide the former record owner with written
114 notice of the amount of the excess and the manner in which to submit a claim therefor. The
115 notice is sufficient if mailed to the former record owner at the owner's last address of record.
116 The City shall remit the excess to the former record owner on presentation of a proper claim,
117 provided that a claim that is not filed until after six months from the date of sale is forever
118 barred.

119

120 Section 2. This Ordinance is of a permanent and general character and shall be
121 included in the City Code.

122

123 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this 10th day of August, 2015.

124

125

CITY OF HOMER

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Mary E. Wythe
MARY E. WYTHE, MAYOR

ATTEST:

J. Johnson
JO JOHNSON, MMC, CITY CLERK

AYES: 6
NOES: 2
ABSTAIN: 2
ABSENT: 2

First Reading: 7/27/15
Public Hearing: 8/10/15
Second Reading: 8/10/15
Effective Date: 8/11/15

Reviewed and approved as to form:

Mary K. Koester
Mary K. Koester, City Manager

Date: 8-12-15

Thomas F. Klinkner
Thomas F. Klinkner, City Attorney

Date: 8-14-15

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**CITY OF HOMER
HOMER, ALASKA**

Mayor/City Council

RESOLUTION 15-030(A)

A RESOLUTION OF THE HOMER CITY COUNCIL APPROVING THE
CITY OF HOMER 2015 LAND ALLOCATION PLAN.

WHEREAS, The Property Management Policy and Procedures Manual sets policy for municipal land management; and

WHEREAS, Chapter 3 of the Property Management Policy and Procedures Manual establishes that a Land Allocation Plan will be developed annually; and

WHEREAS, The City Council discussed the Land Allocation Plan during a Worksession on April 27, 2015; and

WHEREAS, The Economic Development Advisory Commission, Parks and Recreation Advisory Commission, Port and Harbor Advisory Commission, and Advisory Planning Commission reviewed the draft Land Allocation Plan and provided their recommendations as outlined in Memorandum 15-055 by the Deputy City Planner; and

WHEREAS, Council had the following recommendations to amend the plan:


1. Homer Spit No. 5 Lot 11 - portion be available for long term cell tower lease
2. Homer Spit No. 2 Lot 12-A - remove from short term lease
3. Homer Spit Subdivision Amended, Lots 28 and 29 - retain for parking and restrooms, deleting reference to harbor master office
4. HM T06S R 13W S19 Portion Thereof S of Olsen Lane; T 6S R 13W Sec 28 Seward Meridian HM Govt Lots 5, 6, 7, 8; T 6S R 13W Sec 28 Seward Meridian HM Govt Lots 10-15 - designate as parks
5. C7 - Government Lots 10, 21, 24, 25 HM T06S R13W S14 will be advertised for sale
6. E19 - T 6S R 13W Sec 20 Seward Meridian HM 0840005 Lakeside Village Sub Amended Lot 2 Blk 4 staff to explore and bring a recommendation to replat to extend through to Lakeside Drive (act on Resolution 09-33)
7. E22 - That Portion of Govt Lot 3 Lying Southwesterly of Kachemak Drive, T6S R13W S23 list lot for sale pending appraisal and attempt to contact adjacent land owners to see if they have an interest in purchasing
8. E23 - Government Lot 36 HM T06S R13W S14, Harry Feyer Subdivision Lot 1 list lot for sale pending appraisal
9. E6 - HM0880015 T06S R14W S24 Lillian Walli Estate Sub Lot 60, 65, 66, 67, 70, 57, 58, 59 list all lots for sale

43 NOW, THEREFORE, BE IT RESOLVED by the City Council that the City of Homer 2015
44 Land Allocation Plan is hereby approved as presented.

45
46 PASSED AND ADOPTED by the Homer City Council this 27th day of April, 2015.

47
48 CITY OF HOMER

49
50
51  
52 MARY E. WYTHE, MAYOR

53 ATTEST:
54
55 
56 JO JOHNSON, MMC, CITY CLERK

57
58
59 Fiscal Note: N/A

1 **CITY OF HOMER**
2 **HOMER, ALASKA**

3 City Manager/
4 Port and Harbor Director

5 **RESOLUTION 16-032**

6
7 A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,
8 AMENDING THE CITY OF HOMER FEE SCHEDULE TO INCLUDE
9 LONG TERM BOAT TRAILER PARKING.

10
11 WHEREAS, The Port Director/Harbormaster established fees for long term boat trailer
12 parking to be included in the City of Homer Fee Schedule; and

13
14 WHEREAS, The Port and Harbor Advisory Commission discussed and unanimously
15 supported the fees recommended by the Port Director/Harbormaster.

16
17 NOW, THEREFORE, BE IT RESOLVED that the City Council hereby amends the City of
18 Homer Fee Schedule to include Long Term Boat Trailer Parking Fees as follows:

19
20 **PORT AND HARBOR DEPARTMENT**

21 Harbor Office - 235-3160

22 Fish Dock - 235-3162

23
24
25 (The following fees have been set by legislative enactments to HCC 10, Ord. 95-18(A) and
26 Resolutions 14-114, 12-037(S), 12-023, 10-89, 06-52, 06-04, 05-123, 04-96, 03-154(S), 03-104,
27 03-88, 00-39, 99-118(A), 99-101, 99-78(S), 99-30(A), 95-69 (Port/Harbor Tariff No. 600),
28 Resolution 95-19, Resolution 01-84(S)(A), Resolution 02-81(A), Resolution 07-121, Resolution
29 08-123, Resolution 15-091)

30
31 All rates except load and launch ramp fees and parking fees for Ramps 1 - 4, which are
32 inclusive of sales tax, will have sales tax applied. The resulting figure will be rounded to the
33 nearest half dollar for billing purposes.

34
35 Administrative cost for changing boat in slip - \$25.00

36 A \$30.00 per year charge will be assessed for a listing on a permanent reserved stall
37 assignment.

38 Large quantity waste oil disposal (with Harbor Master approval) - \$3.25 gallon

43 PARKING FEES

44 Parking fees to be collected at Ramp 1, Ramp 2, Ramp 3 and Ramp 4 seasonally (Memorial
45 Day through Labor Day). Parking fee is \$5 per calendar day. Posted parking time limits will be
46 established and enforced as per Homer city code 10.04.100.

47

48 Seasonal permits for day use parking (Ramps 1-4): \$250.00.

49

50 Long Term parking permits required for Vehicles 20' or less parked in excess of seven (7)
51 consecutive 24-hour days.

52

53 Long Term Parking annual permit (January 1st through December 31st): fee \$200.00.

54

55 Long Term Parking annual permit fee for vessel owners paying annual moorage in the Homer
56 Harbor: fee \$100.00.

57

58 Vehicles over 20' and trailers are not eligible for long term parking permits.

59

60 Monthly parking permit for vehicles less than 20': fee \$70.00 for 30 consecutive days.

61

62 Monthly parking permit for vehicles over 20': fee \$85.00 for 30 consecutive days in a portion of
63 Lot 9 only.

64

65 Long term parking will be enforced year around.

66

67 Parking lot restrictions for long term parking, May 1 through October 1, as depicted on
68 attached map (Attachment A).

69

70 Existing code definitions for restricted parking, vehicles, junk vehicles, and fines for violations
71 apply.

72

73 Fines, \$25.00 per calendar day, limited to \$250.00 fine per calendar year, with \$200.00 of the
74 fine credited towards the long term parking annual permit.

75

76 Annual Moorage fee - \$43.49 per lineal foot, plus \$50.00 administrative charge.

77 Reserved Stall - length of the float stall assigned, or overall length of vessel whichever is
78 greater, plus \$50.00 administrative charge.

79

80 Float Plane Fee - daily moorage rate of (2) 24' vessels shall be assessed on a daily basis for
81 float planes or a monthly rate equal to the monthly rate for (2) 24' vessels.

[Bold and underlined added. Deleted language stricken through.]

82 Dockage charges will be assessed based on lineal foot per calendar day or portion thereof as
 83 follows:

0' to 100'	\$338.00	451' to 475'	\$1,604.00	651' to 675'	\$3,917.00
101' to 200'	\$506.00	476' to 500'	\$1,762.00	676' to 700'	\$4,420.00
201' to 300'	\$788.00	501' to 525'	\$1,996.00	701' to 725'	\$5,119.00
301' to 350'	\$1,005.00	526' to 550'	\$2,154.00	726' to 750'	\$5,858.00
351' to 375'	\$1,098.00	551' to 575'	\$2,334.00	751' to 775'	\$6,644.00
376' to 400'	\$1,206.00	576' to 600'	\$2,582.00	776' to 800'	\$7,459.00
401' to 425'	\$1,337.00	601' to 625'	\$2,957.00		
426' to 450'	\$1,490.00	626' to 650'	\$3,443.00		

84
 85

86 A service charge of \$52 will be assessed to each vessel.

87

88 These charges are applicable to the “outer face” and “trestle berth” of Deep Water Dock and
 89 to all berthing locations on Pioneer Dock. The “inside berth” (berth No.2) of Deep Water Dock
 90 will have a 4-hour minimum dockage charge of 1/6 the daily rate, and a half day (up to 12
 91 hours) docking charge of ½ the daily rate, with no service charge applicable.

92

93 Wharfage:

94 Minimum wharfage on any shipment will be ten dollars (\$10). Except as otherwise specifically
 95 provided, rates are in dollars per short ton of 2,000 lbs. or per 40 cu. ft.

96

97 COMMODITY

WHARFAGE RATE

98 Freight N.O.S.

\$7.96

99 (Not Otherwise Specified)

100 Freight at barge ramp

\$5.14

101 Poles, logs, cants or cut

\$3.95/thousand board ft.

102 finished lumber per M.M.

[Bold and underlined added.] Deleted language stricken through.

103 (Note: Industry standard conversion formulas shall be used in converting pounds to board
104 feet measure.)

105
106 Logs that are unloaded at Port of Homer barge beaching site will be charged 50% of the
107 wharfage rate applicable to outbound (export) shipment. However if these cargoes are not
108 exported over Deep Water Dock with full payment of outbound wharfage within 60 days of
109 unloading at the barge beaching site, then the additional 50% of wharfage will be owed and
110 paid for inbound products.

111

112 Petroleum products \$0.84/barrel
113 (inbound and outbound) \$0.02 per gallon
114 Wood Chips (all grades) \$ as per contract

115

116 Seafood/fish product Setting a tariff of \$4.76 per ton of seafood/fish
117 product across the dock, regardless of species.

118

119 Livestock: Horses, mules, \$10.12 per head
120 cattle, hogs, sheep, goats,
121 all other livestock

122

123 Fowl: Any kind, crated \$10.12 per crate

124

125 Boats: Up to and including twenty (20) feet LOA \$15.66 each
126 Over twenty (20) feet LOA \$1.60 per lineal ft.
127 (Fishing boats, pleasure craft, skiffs, dinghies and other boats moved over the docks.)

128

129 Demurrage 0.09/sq. ft.

130

131 Uplands Storage:

132 Land for Gear Storage-

133 First come-first served basis; approved by Harbormaster; primarily for fishing related gear.

134 Open areas, fishing gear 0.12/ sq. ft.

135 Open areas, non-fishing gear 0.17/ sq. ft.

136 Boat Trailers-

137 Short term storage, up to 7 days - space available basis - no fee.

138 Long term storage, 8 days or more - ~~not available May 1 to Oct 1~~

139 Up to 30 feet _____ \$ 75.00/month Oct 1 to May 1

140 Over 30 feet _____ \$100.00/month Oct 1 to May 1

141 **\$7.00/per foot per month**

142 **Boats on trailers are not eligible for monthly parking permits.**

143

144 TIDAL GRIDS:

145 The City of Homer operates two tidal grids. The wooden grid is for vessels of less than 60 feet
146 in length. The steel grid is only for use by vessels of 60 feet or greater in length. Vessels that

[Bold and underlined added. Deleted language stricken through.]

147 remain on either grid after their scheduled tide may be assessed a 50% surcharge for each
148 unscheduled tide. Use of the steel grid shall be charged at the minimum rate applicable for a
149 60' boat if a boat of less length is allowed to use this grid.

150
151 The rate per foot per tide is \$1.05 for vessels 0' - 59'
152 The rate per foot per tide is \$2.55 for vessels 60' - 80'
153 The rate per foot per tide is \$3.25 for vessels 81' - 100'
154 The rate per foot per tide is \$3.82 for vessels 101' - 120'
155 The rate per foot per tide is \$4.24 for vessels 121' - 140'

156
157 **WATER:**

158 Potable water furnished to vessels at the Deep Water Dock and Main Dock:
159 Quantity charge - \$38.81 per one thousand gallons (minimum five thousand gallons).
160 Scheduled deliveries will have a minimum charge of one hundred and two (\$102.00) dollars
161 for combined connection and disconnection.
162 Unscheduled deliveries will have a minimum charge of one hundred thirty nine dollars and
163 thirty two cents (\$139.32) for combined connection and disconnection.

164
165 **ELECTRICITY (per kilowatt):**

166 Reserved stalls having a meter base at the berth shall be charged a meter availability fee.
167 The meter availability fee - \$23.95 per month
168 Connect/disconnect fee - \$28.80

169
170 Metered transient vessels will be charged a meter availability fee of \$28.80 per month with a
171 one month minimum charge to be applied for shorter connection periods.
172 Connect/Disconnect fee 28.80.

173
174 Unless other arrangements have been made in writing with the Harbormaster, transient
175 vessels shall be charged the following rates (where metered power is unavailable).

176

	<u>110 volt</u>	<u>220 volt</u>	<u>208 volt/3-phase</u>
177 Daily (or part thereof)	\$ 10.20	\$ 20.12	\$42.50
178			
179 Monthly	\$152.67	\$341.70	available meter only
180			

181
182
183 * Vessels requiring conversion plugs may purchase them from the Harbormaster's office for a
184 nominal fee.

185
186 208 volt/3-phase electrical power is available at System 5 on a first come first served basis, for
187 vessels will be charged the following rates:

- 188 1. There will be an electrical usage charge per kilowatt hour as determined by the
189 local public utility:

[Bold and underlined added. Deleted language stricken through.]

190 2. Vessels will be charged a meter availability fee of \$28.80 per month with a one
191 month minimum charge to be applied for shorter connection periods.

192 3. There will be a \$28.80 connect/disconnect fee.

193

194 TOWING: Inside small boat harbor: Skiff with operator – 1/2 hour \$68.00, Skiff with operator -
195 1 hour \$102.00. Any additional personnel required will be charged at rate of \$102.00 per
196 hour each.

197

198 PUMPING VESSEL: \$40.79 per day or portion thereof for electrical pumps.

199 \$69.97 per hour or portion thereof for gas pumps.

200

201 LABOR/PERSONNEL:

202 All labor provided by City personnel shall be charged at \$102.00 per hour (1/2 hour minimum
203 at \$51.00). Work requiring callouts shall be charged at a minimum of two hours.

204

205 SPECIAL SERVICES:

206 Special services, including waste, bulk oil, or garbage disposal shall be billed at the City's
207 actual cost plus 125% of city costs for services arranged for by the City but provided by
208 others. Waste oil in quantities greater than 5 gallons, shall be charged a \$3.35 per gallon
209 handling and disposal fee.

210

211 REGULATED GARBAGE HANDLING FEE:

212 Contact the Homer Harbormaster office for a list of contractors certified to handle regulated
213 garbage at the Port of Homer. Fees will be negotiated between the contractor and vessel
214 managers.

215

216 SEARCH AND RESCUE FEES:

217 When the City utilizes city equipment and personnel to provide search and rescue assistance
218 to vessels outside of the Homer Port and Harbor, such as towing and rescue, the
219 Harbormaster will charge users of those services \$102.00 per hour for skiff and operator for
220 the first hour and for additional search and rescue assistance beyond one hour. Additional
221 personnel will be charged at the rate of \$102.00 per man per hour.

222

223 PUBLIC LAUNCH RAMPS:

224 Vessels shall be charged \$13.00 per day to launch from the public launch ramps from April 1
225 through October 15. (Reserved stall lessees exempt for the boat assigned to and registered to
226 the reserved stall only, not for other boats owned by the same individual.)

227

228 Vessel owners or operators may obtain a seasonal permit for \$130.00 entitling a specific
229 vessel and owner to launch from April 1 through October 15. (Reserved stall lessees exempt
230 for the boat assigned to and registered to the reserved stall only, not for other boats owned
231 by the same individual.)

232

Added language Deleted language ~~stricken through.~~

233 BEACHES AND BARGE RAMP:

234 The use of beaches and barge ramp under the City ownership or control for commercial barge
235 vessel repair, equipment loading or similar purposes, must be approved by the
236 Harbormaster. A beach use agreement will be filled out and signed by the user and
237 Harbormaster prior to use of the beach.

238
239 The Harbormaster shall charge a fee of \$1.50 per foot based on the overall length of the
240 vessel, for vessels landing or parking on the beaches under City ownership or control. This
241 same rate shall apply to vessels using the barge ramp.

242
243 Charges for extended beach or barge ramp use may be adjusted by the Harbormaster under
244 appropriate circumstances.

245
246 The user of any beach area or the barge ramp must repair any damage to the beach or ramp
247 and remove all debris. Failure to make such repairs and removal will result in repairs and
248 cleanup by the harbor staff. The costs incurred by the harbor staff will be fully charged to the
249 beach user. Labor rate for the harbor staff will be one hundred and two dollars (\$102.00) per
250 hour per person, plus appropriate equipment rental and material costs.

251
252 Sandblasting of vessel hull is not permitted on City beaches or barge ramp; water blasting
253 using pressures that result in removal of paint is also prohibited. No paint chips or other
254 paint materials are to be put into the water as a result of any maintenance done on the beach
255 or ramp.

256
257 FISH DOCK:
258 The Fish Dock is to be used primarily for the loading and unloading of fish, fish products and
259 fishing gear.

260 Cranes located onboard the vessel moored at Fish Dock may be utilized for loading/unloading
261 the vessel only with prior approval granted by the Harbor Officer on duty.

262
263 Every person using a crane on the Fish Dock shall first obtain a license from the City.

264 Blocking access to cranes - \$150.00/hr.

265 Unattended vessels - \$150.00/hr.

266
267 Failure to obtain prior approval for a use other than loading and unloading fish, fish products
268 or fishing gear will result in the imposition of a surcharge of thirty (\$30.00) dollars per hour in
269 addition to the regular fee.

270

271	ITEM	FEE
272	Annual access	\$52.00 per year
273	Card (private license)	(annual renewal fee)
274	Card replacement fee	\$15.00 per occurrence
275	Cold Storage	\$334.75/month

[Bold and underlined added. Deleted language stricken through.]

276 (Cold storage rate structure \$309/per month for two (2) consecutive months
277 is for storage area of eight (8) feet
278 by ten (10) feet \$283.25/per month for three (3) consecutive
279 months
280 \$275.50/per month for nine (9) month season
281
282 Minimum one month rental
283 Inspection \$50/per hour
284 Bait Storage Fee (4x4x4)
285 Per Day \$5.15
286 Per Week \$25.75
287 Per Month \$77.25
288
289 Ice Plant Bin Storage \$200/per month, minimum two (2) months
290 (Roofed over, open sided
291 storage bins at west end of
292 of ice plant building sixteen (16) feet
293 by twelve (12) feet)
294
295 Fish Dock crane \$90.64/per hour
296 Minimum charge per hour for crane Fifteen minutes
297 Ice \$130.90/per ton
298
299 Seafood Wharfage/Fish product Setting a tariff of \$4.76 per ton of
300 seafood/fish product across the docks.
301 Regardless of species bait in quantities greater
302 than one ton that is loaded onto a vessel at Fish
303 Dock, shall be charged seafood wharfage.
304
305 Freight NOS, Nonfish Cargo \$14.50/per ton for cargo going over the
306 Fish Dock.
307
308 Fish Waste Disposal Fees/Fish Grinder \$5.00/Tub
309 \$30.00/Tote
310
311 Fishing gear is free from wharfage, except as otherwise provided under a lease agreement,
312 contract or operating agreement with the City of Homer, ice brought onto Fish Dock to be
313 loaded into totes or transferred to boats at the dock, shall be charged wharfage at the Freight
314 NOS rate, unless this is ice that was purchased from the City Ice Plant.
315
316 Minimum per hour charge for the cranes and cold storage inspection will be one quarter hour
317 (fifteen minutes). All additional charges will be in one-quarter hour (fifteen minutes)
318 increments.

Added language Deleted language stricken through.

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MARINE REPAIR FACILITY:

User fees and vendor fees to be collected for use of the Homer Marine Repair Facility are as follows:

- (1) Upland Dry Dockage use Fee per Month: \$ 0.17 per square foot/ for vessels paying annual moorage in Homer harbor 0.20 per square foot for transient daily, monthly, semiannual moorage vessels
- (2) Administration Fee per month of Dry Dockage uplands usage: \$50.00
- (3) Beach Landing Fee per calendar day: \$1.50 per foot
- (4) Vendor Fee per calendar year: \$150.00
- (5) Harbor Labor Fee: \$102.00 per hour/\$51.00 minimum

PASSED AND ADOPTED by the Homer City Council this ____ day of _____, 2016.

CITY OF HOMER

MARY E. WYTHE, MAYOR

ATTEST:

JO JOHNSON, MMC, CITY CLERK

Fiscal Impact: To be determined.

1 **CITY OF HOMER**
2 **HOMER, ALASKA**

3 City Manager/
4 Port and Harbor Director

5 **RESOLUTION 16-033(S)**

6
7 A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,
8 AMENDING THE PORT OF HOMER TERMINAL TARIFF NO. 600 TO
9 INCLUDE LONG TERM BOAT TRAILER PARKING FEES.

10
11 WHEREAS, The Port Director/Harbormaster established fees for long term boat trailer
12 parking fees to be included in the Port of Homer Terminal Tariff No. 600; and

13
14 WHEREAS, The Port and Harbor Advisory Commission discussed and unanimously
15 supported the fees recommended by the Port Director/Harbormaster.

16
17 NOW, THEREFORE, BE IT RESOLVED that the City Council hereby amends the Port of
18 Homer Terminal Tariff No. 600 to include Long Term Boat Trailer Parking Fees as follows:

19
20 RULE: 34.22 - UPLAND STORAGE (A)

21
22 EFF:

23
24 SUBSECTION 230

25 (a) AREA OF LAND AVAILABLE:

26 The City of Homer may make available a limited area of land for gear storage subject to the
27 following conditions:

28
29 (1) Space is made available on a first-come, first-served basis. All storage assignments
30 must be approved by the Harbormaster.

31
32 (2) This upland storage area is primarily for fishing related gear. No vehicle or boat trailers
33 may be place on the upland storage area without prior permission of the
34 Harbormaster.

35
36 (b) BOAT TRAILER STORAGE **PARKING**:

37
38 (1) Short term ~~storage~~ **parking** of boat trailers not to exceed 7 **consecutive 24 hour** days
39 will be provided on a space available basis. ~~Storage~~ **Parking** is allowed only in
40 designated areas where posted. **Short term boat trailer parking for less than up to 7**
41 **days is free.**
42

43 **Vehicles, trailers, and boats must be removed from all Port and Harbor property**
44 **for a minimum of 24 consecutive hours in order to be eligible to resume FREE**
45 **short-term parking status.**

46
47 (2) ~~Long term storage of boat trailers (8 or more days) is not available during the summer~~
48 ~~season beginning May 1 and ending September 30. Long term storage of boat trailers~~
49 ~~other than during the summer season must be approved and assigned by the~~
50 ~~Harbormaster. Long term boat storage is available commercially off the Spit.~~

51 **TRAILER PARKING ONLY: Trailers carrying boats are ineligible for monthly**
52 **parking permits. Permits are available for purchase at the Port and Harbor Office.**
53 **Long term boat trailer parking is allowed only in designated areas where posted.**
54 **No long term parking (more than 7 consecutive 24 hour days) is available for**
55 **boats.**

56
57 (c) METHOD OF CALCULATIONS OF RATES:

58 Charges shall be based on type of storage required, vehicle, boat trailer, gear or equipment.

59
60 (d) STORAGE CHARGES:

61 No charge for storage should be generated for free time of 2 days or less. Storage time
62 beyond 7 days shall generate one month charge.

63
64 (e) RATES:

65 All general storage is on a month-to-month basis unless otherwise provided. Charges for
66 any particular lot shall begin at the receipt of the first unit of that particular lot in store and
67 shall continue and include the storage month during which the last unit of the particular lot
68 is removed from storage. Charges shall be made on the basis of square footage of units in
69 any particular lot in store during the storage month. All charges for storage are due on the
70 first day of a storage month.

71
72 A storage month shall extend from a date in one calendar month to, but not including, the
73 same date of the next and all succeeding calendar months. Less than one month's storage
74 will be charged for the full month. The Harbormaster may negotiate storage contracts for
75 six months or longer.

76 Fees for general storage are as follows:

77	Open Areas, fishing gear	\$.12 per square foot
78	Open Areas, non-fishing gear	.17 per square foot
79	Fenced Storage Yard	.24 per square foot

80
81 ~~The fees for trailer parking area/long term storage Oct. 1 to May 1.~~ **Fees for long term boat**
82 **trailer parking are as follows:**

83 **\$7.00 per foot per month**

84 Up to 30 feet ————— \$75.00 per month

85 Over 30 feet up to 40 feet — \$100.00 per month

86

87 ~~There will be no storage of trailers of total length greater than 40 feet and no long term~~
88 ~~storage available from June 1 to Oct. 1.~~

89
90 Equipment and materials stored without proper registration and advance payment will be
91 charged according to storage fees above.

92
93 ~~(f) EMPTY CRADLES/TRAILERS:~~

94 ~~For the purpose of this Tariff, a vessel trailer or cradle shall be treated as a vessel of the~~
95 ~~length of the vessel normally occupying the cradle.~~

96
97 **RULE: 34.32 – PARKING FEES**

98
99 **EFF:**

100
101 Parking fees to be collected at Ramp 1, Ramp 2, Ramp 3 and Ramp 4 seasonally (Memorial
102 Day through Labor Day). Parking fee is \$5 per calendar day. Posted parking time limits will
103 be established and enforced as per Homer City Code 10.04.100.

104
105 (a) **LONG TERM PARKING PERMITS**

106
107 ~~Vehicles over 20' and trailers are not eligible for long term parking permits.~~

108
109 (1) Seasonal permits for day use parking (Ramps 1-4): \$250.00.

110
111 (2) Long Term parking permits required for vehicles 20' or less parked in excess of seven
112 consecutive 24-hour days.

113
114 (3) Long Term parking annual permit fee for vessel owners paying annual moorage in the
115 Homer Harbor: fee \$100.00.

116
117 (4) Long Term parking annual permit (January 1st through December 31st): fee \$200.00.

118
119 (5) Monthly parking permit for vehicles less than 20': fee \$70.00 for 30 consecutive days.

120
121 (6) Monthly parking permit for vehicles over 20': fee \$85.00 for 30 consecutive days in a
122 portion of Lot 9 only.

123
124 **(7) Monthly long term boat trailer parking \$7.00 per foot per month. TRAILER**
125 **PARKING ONLY: Trailers carrying boats are ineligible for monthly parking**
126 **permits.**

127
128 (8) Long term parking will be enforced year around.

129

130 (9) Parking lot restrictions for long term parking, May 1 through October 1, as depicted on
131 harbor map (Resolution 11-036(A).
132

133 (10) Existing code definitions for restricted parking, vehicles, junk vehicles, and fines for
134 violations apply. Fines, \$25.00 per calendar day, provided that the fine for overtime
135 parking in long term parking area will be limited to \$250.00 fine per calendar year,
136 with \$200.00 of the fine credited towards the **purchase of a** long term parking annual
137 permit.
138

139 **Vehicles, trailers, and boats must be removed from all Port and Harbor property for a**
140 **minimum of 24 consecutive hours in order to be eligible to resume FREE short-term**
141 **parking status.**
142

143 PASSED AND ADOPTED by the Homer City Council this ____ day of _____, 2015.
144

145 CITY OF HOMER
146

147
148 _____
149 MARY E. WYTHE, MAYOR
150

151
152 ATTEST:
153

154
155 _____
156 JO JOHNSON, MMC, CITY CLERK
157

158 Fiscal Impact: To be determined.
159

ORDINANCE(S)

ORDINANCE REFERENCE SHEET
2016 ORDINANCE
ORDINANCE 16-18

An Ordinance of the City Council of Homer, Alaska, Enacting Homer City Code Chapter 3.20, Recreational Facility Matching Grants; and Amending the FY 2016 Operating Budget by Appropriating Funds in the Amount of \$900,000 From the Permanent Fund to the Recreational Facility Matching Grant Fund.

Sponsor: Lewis

1. Council Regular Meeting April 11, 2016 Introduction

1 **CITY OF HOMER**
2 **HOMER, ALASKA**

Lewis

3
4 **ORDINANCE 16-18**

5
6 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
7 ENACTING HOMER CITY CODE CHAPTER 3.20, RECREATIONAL
8 FACILITY MATCHING GRANTS; AND AMENDING THE FY 2016
9 OPERATING BUDGET BY APPROPRIATING FUNDS IN THE
10 AMOUNT OF \$900,000 FROM THE PERMANENT FUND TO THE
11 RECREATIONAL FACILITY MATCHING GRANT FUND.

12
13 WHEREAS, Receiving assistance through State and Federal grant funds is becoming
14 increasingly difficult; and

15
16 WHEREAS, Recreation plays a vital role in the health, wellness and quality of life or our
17 community; and

18
19 WHEREAS, Recreational events attract visitors to Homer and stimulate economic
20 development; and

21
22 WHEREAS, It is in the interest of the City to provide grant funding for community
23 sponsored recreational capital projects where the community provides funding for at least
24 50% of the cost of the project; and

25
26 WHEREAS, A capital project is defined as a major acquisition or construction project
27 with a value of \$25,000 or greater that result in a fixed asset with a useful life of at least three
28 years.

29
30 NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

31
32 Section 1. Homer City Code Chapter 3.20, Recreational Facility Matching Grants, is
33 enacted to read as follows:

34
35 Chapter 3.20
36 RECREATIONAL FACILITY MATCHING GRANTS

37
38 Sections:

39 3.20.010 Definitions.

40 3.20.020 Program established; Adoption of policy.

41 3.20.030 Grant applications.

42 3.20.040 Grant award.

43 3.20.050 Award conditions; Grant agreement.

44 3.20.060 Books and records; Audit.

45

46 3.20.010 Definitions.

47 In this chapter:

48 “Capital project” means the acquisition or construction of a fixed asset with a useful
49 life of at least three years that costs at least \$25,000.

50 “Grantee” means the recipient of a grant awarded under this chapter.

51 “Policy” means the recreational facility matching grant policy adopted under Section
52 3.20.020, as the same may be amended from time to time.

53 “Recreational facility” means a capital project that is intended for use and is useful in
54 the conduct of individual or team recreational or competitive athletic activity.

55

56 3.20.020 Program and fund established; Adoption of policy.

57 There shall be a recreational facility matching grant program that shall be
58 administered as provided in this chapter and in a recreational facility matching grant
59 program policy that the Council shall adopt by resolution and may amend from time to time.
60 There is established a Recreational Facility Matching Grant Fund, which shall be the source of
61 any grants awarded under this chapter.

62

63 3.20.030 Grant applications.

64 Annually the City shall publish on its website a notice requesting proposals for grants
65 of matching funds for recreational facility projects. A proposal shall include the information
66 required by the policy, which shall include without limitation:

67 A. A description of the proposer that demonstrates the proposer’s financial and
68 managerial capability to execute the recreational facility project and to operate and maintain
69 the recreational facility upon its completion.

70 B. A proposed budget for the recreational facility project including all costs of the
71 project and all funding sources for the project.

72 C. A description of the benefits to the City and its residents that will result from
73 the recreational facility project.

74

75 3.20.040 Grant award.

76 The Council or a designee, which may be an individual or a committee, shall review
77 proposals and identify those proposals that are eligible for a grant award. The Council shall
78 make all grant award decisions in its sole discretion. The Council shall determine the amount
79 of each grant, which shall not exceed 50% of the cost of the recreational facility project.

80

81 3.20.050 Award conditions; Grant agreement.

82 In addition to other conditions that may be included in the Policy, each grant award
83 shall be conditioned on the following:

84 A. The grantee demonstrating to the satisfaction of the City the commitment of
85 all other sources of funding that are required to pay the cost of the recreational facility
86 project.

87 B. The grantee executing a grant agreement with the City that, among other
88 things, includes the grantee's undertaking to operate and maintain the recreational facility
89 for the useful life of the facility.

90

91 3.20.060 Books and records; Audit.

92 A grantee shall maintain books and records that properly document its expenditure of
93 grant funds for costs of the recreational facility project, which books and records shall be
94 subject to inspection by the City upon reasonable notice. Upon completion of the
95 recreational facility project, the grantee, at its own expense, shall prepare and deliver to the
96 City an audit by a certified public accountant of all expenditures for the recreational facility
97 project.

98

99 Section 2. The FY 2016 Operating Budget is amended by appropriating \$900,000 from
100 the Permanent Fund to the Recreational Facility Matching Grant Fund for recreational facility
101 matching grants under HCC Chapter 3.20.

102

103 Revenue:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
	Permanent Fund	\$900,000

106

107 Expenditure:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
	Recreational Facility Matching Grant Fund	\$900,000

110

111

112 Section 3. Section 1 of this Ordinance is of a permanent and general character and
113 shall be included in the City Code. Section 2 of this Ordinance is a budget amendment only, is
114 not permanent in nature, and shall not be codified.

115

116 ENACTED BY THE CITY COUNCIL OF THE CITY OF HOMER, ALASKA, this _____ day of
117 _____ 2016.

118

119

CITY OF HOMER

120

121

122

MARY E. WYTHER, MAYOR

123

124

125 ATTEST:

126

127

128

129 _____
JO JOHNSON, MMC, CITY CLERK

130

131

132 AYES:

133 NOES:

134 ABSTAIN:

135 ABSENT:

136

137

138 First Reading:

139 Public Reading:

140 Second Reading:

141 Effective Date:

142

143

144 Reviewed and approved as to form:

145

146

147

148 _____
Mary K. Koester, City Manager

149

150 Date: _____

Thomas F. Klinkner, City Attorney

Date: _____

CITY MANAGER'S REPORT



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

City Manager's Report

TO: Mayor Wythe and Homer City Council
FROM: Katie Koester, City Manager
DATE: April 6, 2016
SUBJECT: City Manager's Report - April 11, 2016

The Legislature...

At the last Council meeting I reported on SB 209 and SB 210 and their potential impact to the City of Homer. What a moving target – these bills have changed multiple times since then and are likely to change more before Monday's council meeting.

SB 209: Cost Shifting PERS to Municipalities

SB 209, which increased municipalities PERS contribution rate from 22% to 26.5% has stalled for now due to an analysis from the State's actuaries reporting that the total contribution rate is expected to decrease and general criticism that instead of making hard decisions the State was just trying to transfer the responsibility to municipalities. Linda is keeping a watchful eye on legislation that could become a carrier for that issue, but we think at this point increasing PERS rates for municipalities is dead – for now, not forever. Before SB 209 stalled, Borough Mayor Navarre called a meeting with all Peninsula City Managers that I attended on Monday. The consensus was to send a joint letter on the issue to the Legislature signed by our Mayors. Though ultimately this was not necessary, it does provide a good model for future issues when the Peninsula needs to speak as one voice and lays the groundwork for greater communication in the future.

SB 210: Changing Revenue Sharing

SB 210 was introduced as legislation that changed the name of revenue sharing, restructured it to favor smaller communities, and eliminated the mandatory senior property tax exemption. Councilmembers were prepared to testify in favor of this legislation; we all share in the pain but the State is giving local municipalities tools. Since then, the Finance Committee has pulled the senior property tax exemption language from the bill making it merely a restructuring of revenue sharing. Under the bill City of Homer revenue sharing is scheduled to be \$190,000 for the next two years and \$130,000 for 2018 before disappearing in 2019.

The Legislature adjourns in a little over 2 weeks. According to Linda, there is little chance they will come to agreement on the major issues facing them by then and a 10-day extension is anticipated.

Hazard Mitigation Grant Program (HMGP)

The Planning Office is working with the State of Alaska on a mitigation project to purchase property to be dedicated for open space. A brief description of the program and the project follows.

When an Alaskan disaster is declared, and FEMA Federal funds are received by the State, the funds are used to help reduce the risk of future disasters. In Alaska, these federal funds are distributed through the State's Hazard Mitigation Grant Program (HMGP) with a 25% State match. In the event that the funds are not used in the area in which the disaster occurred, funds can be applied to mitigation projects in other parts of Alaska.

FEMA supports communities interested in acquiring high risk properties to avoid future development and subsequent losses when tragedy occurs in coastal Velocity Zones. When a project is submitted, the project is in the "queue" in the event funds are available. The program is an annual re-occurring opportunity, so these parcels may be in the "queue" for several years.

The Planning Office has applied to the HMGP for the opportunity to acquire private properties that abut the Sterling Highway, Homer Spit Road, and Kachemak Bay. Properties of interest are those that are experiencing or at high-risk of erosive events and have minimal improvements. They present a challenge to provide utility connections and continued erosion may threaten the stability of the Sterling Highway. Property owners will be contacted and made aware of the program. Participation is not required and is only on a voluntary basis.

Furie and the Randolph Yost

Deputy Harbormaster Clarke and I had a meeting with the VP of Operations and Drilling Engineer for Furie who operates the Randolph Yost parked at the Deep Water Dock. It was good to have a chance to learn more about the rig and Furie's plans. One thing I did learn about was the tremendous amount of work it takes to keep a rig in working order. Crews are almost constantly working on maintenance of all the moving parts. This is good because when the rig is parked at our dock they are calling on our local businesses; just yesterday the port and harbor connected the crew with a local supplier of pipefitting. Furie will leave the dock for their drilling site in the inlet no later than May 15 when we need the face clear for summer activities and the arrival of the first cruise ship May 18. The Deep Water Dock is one of two options Furie is considering for over-wintering the Randolph Yost. In the meantime, Port and Harbor staff is working on details for accommodating the rig without disrupting regular traffic, should we have the opportunity.

ADA Trainings/ Committee

The ADA Committee had its first meeting on March 31 and is off to a great start. In the meantime, the City staff has been trained (April 6-7) in how to accommodate, identify and understand ADA issues as frontline employees, maintenance and public works staff, and supervisors. Thanks to all the staff and departments who gave up to 4 hours of employees' time for this important training.

Enc:

Memo from Chief Painter RE: Burn Barrels

Memo from Chief Robl RE: Unauthorized Camping Enforcement



City of Homer

www.cityofhomer-ak.gov

Volunteer Fire Department

604 East Pioneer Ave
Homer, Alaska 99603

fire@cityofhomer-ak.gov

(p) 907-235-3155

(f) 907-235-3157

Memorandum

TO: Katie Koester, City Manager

FROM: Robert Painter, Fire Chief

DATE: April 5, 2016

SUBJECT: Use of Burn Barrels Within City Limits

It has been brought to my attention that the State of Alaska Division of Forestry recently changed the regulations pertaining to the use of burn barrels for the disposal of Class A (wood, grass or other organic) materials. They now require permits for the use of burn barrels during the statutory burn season, April 1 through August 31). This change will affect burn barrels within the city limits of Homer as well as all surrounding areas. As such I believe we should amend our section of the code 5.20.020 – Open Burning – Permit Required and 5.20.030 Trash Burning – Approved Container to reflect these changes.

I believe that the addition of a single sentence and the deletion of the struck out section below will suffice for 5.20.020 – “Except as provided in subsection (c) of this section ~~and in HCC 5.20.030~~, no person shall burn any combustible material in the open without a permit from the City, **including in approved burn barrels**. Burning permits shall be available at the Fire Department and shall be issued only upon approval of the Fire Chief or other official with written delegation of authority from the Fire Chief”.

As for 5.20.030 Trash Burning:

“No person shall burn trash without a permit, ~~except in a screen covered container, or other trash burner approved by the Fire Chief~~”.

Until such time is these city codes are amended, we will to rely on word of mouth and getting word out via social media and the web site regarding the need for permits for the use of burn barrels anywhere on the Kenai Peninsula.



CITY OF HOMER

POLICE DEPARTMENT

4060 HEATH STREET HOMER, AK 99603-7609

EMERGENCY 911
TELEPHONE (907) 235-3150
TELECOPIER (907) 235-3151

MEMORANDUM

DATE: March 30, 2016
TO: Katie Koester, City Manager
FROM: Mark Robl, Chief of Police
SUBJECT: Camping Enforcement, HCC19.08.030(c)

This section of the code gives us an enforcement option we seldom use but it is important for us to have available. We typically utilize this section in the case of people camping on private property without permission. Often, these people are in thick wooded areas and they flee as we are arriving.

One example of this is campers located in the woods on private property. They can see and hear us coming and they often leave as we approach. We will go to these campgrounds for a few days in an attempt to contact them and leave letters posted at the campsite warning them to vacate the area immediately. After a few unsuccessful attempts, we will impound all of the property at the site and hold it until someone comes in and claims it.

We have never used this ordinance to forcibly detain someone or remove them from an illegal campground. If a person refuses to leave property when ordered to do so by a police officer, we can and will arrest them for violation of a state law. We do not make arrests for the violation of city ordinances.



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

Memorandum

TO: MAYOR WYTHE AND CITY COUNCIL
FROM: JO JOHNSON, CITY CLERK
DATE: APRIL 6, 2016
SUBJECT: BID REPORT

REQUEST FOR PROPOSALS REAL ESTATE BROKER SERVICES SALE OF REAL PROPERTY OWNED BY THE CITY OF HOMER

The City of Homer, Alaska is hereby advertising for sealed proposals from real estate brokers/firms to sell real property located within the city limits of Homer. It is the intent of this Request for Proposals (RFP) to have the successful broker/firm, enter into a Professional Services Contract with the City of Homer to supply real estate services. Responses to the City's request for sealed proposals will be received at the Office of the City Clerk, 491 E. Pioneer Avenue, Homer, Alaska 99603, until 2:00 p.m. on April 14, 2016. Proposals shall be opened and received by the City Manager. Proposals received after the time specified or proposals received from proposers not listed on the Plan Holders List will be considered non-responsive and shall not be considered. All proposers must submit a City of Homer Plan Holders Registration Form to be on the Plan Holder's List and to be considered responsive. Plan Holder Registration form and Proposal Documents are available online at: <http://www.cityofhomer-ak.gov/rfps>

SHELLFISH/SOUTH SLOPE WATER MAIN EXTENSION AND SHELLFISH AVENUE PRV PROJECT 2016

Sealed bids for the construction of the Shellfish/South Slope Water Main Extension and Shellfish Avenue PRV Project 2016 project will be received at the Office of the City Clerk, City Hall, City of Homer, 491 East Pioneer Avenue, Homer, Alaska, until **2:00 p.m. Thursday, April 21, 2016**, at which time they will be publicly opened and read. The time of receipt will be determined by the City Clerk's time stamp. Bids received after the time fixed for the receipt of the bids shall not be considered. **All bidders must submit a City of Homer Plan Holders Registration form to be on the Plan Holders List and to be considered responsive.** Plan holder registration forms and Plans and Specifications are available online at <http://www.cityofhomer-ak.gov/rfps>
A Pre-Bid Conference will be held at **1:30 p.m., Monday, April 4, 2016** in the City Hall Second Floor Conference Room (491 E Pioneer Avenue) to answer bidder's questions.

PRISONER MEALS - HOMER JAIL

Sealed bids for **Prisoner Meals at the Homer Jail** will be received at the Office of the City Clerk, City Hall, City of Homer, 491 East Pioneer Avenue, Homer, Alaska, until **2:00 p.m., Thursday, April 21, 2016** at which time they will be publicly opened and read. The time of receipt will be determined by the City Clerk's time stamp. Bids received after the time fixed for the receipt of the bids shall not be considered. **All bidders must submit a City of Homer Plan Holders Registration form to be on the Plan Holders List and to be considered responsive.** Plan Holder registration forms and Plans and Specifications are available online at <http://www.cityofhomer-ak.gov/rfps>

CITY ATTORNEY REPORT

COMMITTEE REPORTS

PENDING BUSINESS

1 **CITY OF HOMER**
2 **HOMER, ALASKA**

Reynolds

3
4 **RESOLUTION 16-029**

5
6 A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,
7 AMENDING THE BEACH POLICY FOR OPERATING, STOPPING OR
8 PARKING OF MOTOR VEHICLES IN BEACH AREAS PROHIBITED TO
9 ADD AN EXCEPTION TO THE SOUTHERN END OF THE VACATED
10 EASEMENT FORMALLY KNOWN AS SHIRLENE CIRCLE AND THE
11 AREA WEST OF BISHOP'S BEACH PARK ACCESS BETWEEN THE
12 SOUTH END OF MARINER PARK BEACH TO THE EAST END OF THE
13 SEAWALL FROM OCTOBER 31 THROUGH MARCH 1 SOLELY FOR
14 THE PURPOSE OF GATHERING SAND AND COAL.
15

16 WHEREAS, The Homer City Council adopted Ordinance 16-05(S-2)(A-2) at the February
17 22, 2016 regular council meeting; and
18

19 WHEREAS, Ordinance 16-05(S-2)(A-2) amended the exceptions to operating, stopping
20 or parking of motor vehicles in beach areas prohibited to allow motor vehicles in the
21 southern end of the vacated easement formally known as Shirlene Circle and the area west of
22 Bishop's Beach and to the east end of the seawall from October 31 through March 1 solely for
23 the purpose of gathering sand and coal; and
24

25 WHEREAS, Ordinance 16-05(S-2)(A-2) also prohibits a person to operate, stop or park a
26 motor vehicle within or upon privately owned property in a beach area without the
27 permission of the property owner.
28

29 WHEREAS, It is necessary to amend the Beach Policy to incorporate these
30 amendments.
31

32 NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska, hereby
33 amends the Beach Policy for operating, stopping or parking of motor vehicles in beach areas
34 prohibited to add an exception to the southern end of the vacated easement formally known
35 as Shirlene Circle and the area west of Bishop's Beach park access between the south end of
36 Mariner Park beach to the east end of the seawall from October 31 through March 1 solely for
37 the purpose of gathering sand and coal.
38

39 PASSED AND ADOPTED by the Homer City Council on this 14th day of March, 2016.

40

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CITY OF HOMER

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MARY E. WYTHE, MAYOR

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47 ATTEST:

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51 JO JOHNSON, MMC, CITY CLERK

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53 Fiscal Note: N/A

54

55

1 CITY OF HOMER
2 HOMER, ALASKA

Reynolds

3
4 RESOLUTION 16-029(S)
5

6 A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,
7 AMENDING THE BEACH POLICY FOR OPERATING, STOPPING OR
8 PARKING OF MOTOR VEHICLES IN BEACH AREAS PROHIBITED TO
9 ADD AN EXCEPTION TO THE SOUTHERN END OF THE VACATED
10 EASEMENT FORMALLY KNOWN AS SHIRLENE CIRCLE AND THE
11 AREA WEST OF BISHOP'S BEACH PARK ACCESS BETWEEN THE
12 SOUTH END OF MARINER PARK BEACH TO THE EAST END OF THE
13 SEAWALL FROM OCTOBER 31 1 THROUGH MARCH 31 SOLELY
14 FOR THE PURPOSE OF GATHERING SAND AND COAL.
15

16 WHEREAS, The Homer City Council adopted Ordinance 16-05(S-2)(A-2) at the February
17 22, 2016 regular council meeting; and
18

19 **WHEREAS, Ordinance 16-05(S-2)(A-2) amended the definitions of Berm, Storm**
20 **berm, Submerged Land, Tideland, Beach Area and Motor Vehicle; and**
21

22 WHEREAS, Ordinance 16-05(S-2)(A-2) amended the exceptions to operating, stopping
23 or parking of motor vehicles in beach areas ~~prohibited~~ to allow motor vehicles ~~in~~ **from** the
24 southern end of the vacated easement formally known as Shirlene Circle and ~~the area west of~~
25 ~~Bishop's Beach~~ and **to the east; and**
26

27 **WHEREAS, Ordinance 16-05(S-2)(A-2) amended the exceptions to operating,**
28 **stopping or parking of motor vehicles in beach areas to allow motor vehicles from the**
29 **southern end of Mariner Park** ~~and~~ to the east end of the seawall from October 31 through
30 March 1 solely for the purpose of gathering sand and coal; and
31

32 **WHEREAS, Ordinance 16-13 amended the exceptions to operating, stopping or**
33 **parking of motor vehicles in beach areas to allow motor vehicles from the southern end**
34 **of Mariner Park to the east end of the seawall from October 1 through March 31 solely**
35 **for the purpose of gathering sand and coal; and**
36

37 **WHEREAS, Ordinance 16-05(S-2)(A-2) amended the exceptions to operating,**
38 **stopping or parking of motor vehicles in beach areas to prohibit motor vehicles to the**

39 **east of Bishop’s Beach Park, to the south of Mariner Park, and at the bottom of the**
40 **Airport Access Road; and**

41
42 WHEREAS, Ordinance 16-05(S-2)(A-2) also prohibits a person to operate, stop or park a
43 motor vehicle within or upon privately owned property in a beach area without the
44 permission of the property owner.

45
46 WHEREAS, It is necessary to amend the Beach Policy to incorporate these
47 amendments.

48
49 NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska, hereby
50 amends the Beach Policy for operating, stopping or parking of motor vehicles in beach areas
51 prohibited, **to prohibit vehicles on the beach at the bottom of Airport Access Road,** to add
52 ~~an exception~~ **allow vehicles from** ~~to~~ the southern end of the vacated easement formally
53 known as Shirlene Circle **to the east, to prohibit motor vehicles to the east of Bishop’s**
54 **Beach Park access, to prohibit motor vehicles south of Mariner Park, and to allow motor**
55 **vehicles** and the area west of Bishop’s Beach park access between the south end of Mariner
56 Park beach to the east end of the seawall from October ~~31~~ **1** through March ~~1~~ **31** solely for the
57 purpose of gathering sand and coal.

58
59 PASSED AND ADOPTED by the Homer City Council on this 11th day of April, 2016.

60
61 CITY OF HOMER
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63
64
65 _____
66 MARY E. WYTHE, MAYOR

67 ATTEST:
68
69
70 _____
71 JO JOHNSON, MMC, CITY CLERK

72
73 Fiscal Note: N/A
74
75

City of Homer Beach Policy

200716



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Appendix A: Beach Access Notes

Appendix B: Mainland public access points to Kachemak Bay

1. Purpose and Intent

This document is an update to the Beach Policy Task Force Final Recommendations, adopted June 25th 2001. Since 2001, the City of Homer has annexed more land and beaches, and implemented parts of the original plan. The purpose of this document is to update the Beach Policy and make recommendations for future actions. The intent of the Beach Policy is to keep Homer's beaches safe and enjoyable for all users, and preserve natural environment.

Goals

Education

Educate beach users by provide signage and beach information at convenient locations.

Prevention

Limit conflicts between motorized users and pedestrians by encouraging courtesy and common sense.

Protect sensitive beach habitat and wildlife from inappropriate use of beaches – i.e. keep motorized vehicles out of lagoon areas.

Enforcement

Ensure adequate staffing on holiday weekends.

2. Definitions

a. **“Berm”** means a natural, linear mound or series of mounds ~~of sand or gravel~~, **in a beach area composed of sand, gravel**, or both, generally paralleling the water at or landward of the **elevation of mean** ~~line of ordinary high tide~~ **water**.

b. **“Storm berm”** – means a berm formed by the upper reach of storm wave surges or the highest tides. Storm berms generally include an accumulation of seaweed, driftwood, and other water-borne materials. A beach **area** may have more than one storm berm.

Example: Grassy areas of Mariner Lagoon and Beluga Slough where highest tides and storm deposit logs and driftwood. Tall grasses grow there most of the time, and only at the highest tides and largest storms are logs thrown up on the beach.

c. **“Submerged land”** means **land covered by tidal water from the elevation of mean low water seaward to the corporate boundary of the city.**

d. **“Tideland”** means **land that is periodically covered by tidal water between the elevation of mean high water and mean low water.**

e. **“Beach area”** means **all of the following, whether publicly or privately owned: submerged land, tideland, and the zone of sand, gravel and other unconsolidated**

materials that extends landward from the elevation of mean high water to the place where there is a marked change in material or physiographic form.

f. “Motor vehicle” means a device in, upon, or by which a person or property may be transported or drawn upon or immediately over land, that is self propelled except by human or animal power.



3. General Recommendations for all Homer Beaches

1. Identify and improve beach access points. Heavy impacts are created by a large number of people accessing the beach at a small number of places. By finding, improving and publishing all public beach access points, we will diffuse the impacts and provide a more enjoyable experience to all.

A. Improve Access via: Crittenden Dr., Ocean Dr., Spit, Kachemak Dr.

B. Provide signage at all public access points.

1. Specifically, signage shall be maintained at Bishop’s beach park, Ocean Drive Loop, the parking areas on the east side of the Homer Spit, on the Airport Beach Road, and Kachemak Drive.

C. Appendix A documents other public access points and the pros and cons of their development. The appendix should be expanded to include Homer Spit public access points, particularly on the east side of the spit.

2. Signage should be positive and informative.

A. Sign examples for the Mud Flats, Berms & Driftwood

1) Help build our beach berms and protect our critical habitat areas.

2) Please do not drive on or remove any material from the storm berms. The grasses growing here provide habitat and are an important part of berm stabilization. Driftwood plays an important role in building and protecting our berms.

3) The Mud Flats are fragile and important habitat for wildlife. They are hazardous and off-limits to vehicles and foot traffic.

4) Encouraging courtesy to other users.

B. Examples for private property:

1) Please be aware that private property extends 100' or more toward the water from the high tide line.

3. Ask for City Attorney opinion on location of seaward property lines. Although many people believe property lines stop at a water boundary, it has become apparent this is not the case in Kachemak Bay. Normal property lines next to the ocean are established at mean high tide, and slow erosion does change boundaries. The 1964 earthquake caused the sinking of the Spit and Homer area. The sea flowed over the lowered land. This sudden change is called avulsion and legally does not change land boundaries. (See attached opinion by State Attorney General)

4. Encourage better enforcement of applicable existing state and local laws. Examples of applicable laws include: HCC 19.08 Campgrounds, HCC ~~19.16 Vehicles on Homer Spit Beach,~~ **7.16 Vehicles in Beach Areas;** HCC 18.28.200 Waste or injury to land, and Alaska State Traffic Regulations regarding: DWI, Reckless Driving, Negligent Driving, Basic Speed, and Littering.

A) More evening enforcement in City campgrounds, and encourage/post quiet hours.

B) More enforcement of city driving laws on city beaches.

5. Develop and distribute brochures with a coordinated public relations campaign. It is important to enlist the public in the campaign to keep our beaches enjoyable for all, to limit the human damage to fragile areas and to minimize friction between user groups. We need everyone's help.

A. Prior to major holiday weekends, advertise beach rules and etiquette in the local newspapers. Consider a public services announcement on local radio stations. Budget at least \$500 annually for this advertising.

B. Budget at least \$500 a year for sign replacement.

C. Provide beach maps and brochures on beach etiquette at city campground facilities.

6. Perform an annual assessment of beach health and developing impacts.

A. City staff & Parks and Recreation Commission representatives prepare an assessment with reports to City Manager, City Council, & City Commissions. The report should be prepared in a timely manner so that items requiring maintenance or ongoing funding may be considered during the budget process. Include an assessment of the condition of the storm berm at Mariner Park, specifically including pedestrian impacts.

B. Add each annual assessment to the original BPTF report with updated photos to create a continuous record.

7. Driftwood from berm areas should not be removed. Testimony by scientists emphasized the importance of the natural berm building process to protect the spit, lagoon and slough. The berms also provide important wildlife habitat. It was found that driftwood plays an important role in building and stabilizing berms. Thus, it is hoped that providing an alternate source of campfire wood for campers serves the important function of protecting the berms. Driftwood was also described as an important esthetic enhancement to the beach and a material resource.

A. Direct City Administration to investigate providing firewood to beach users or allowing firewood concessions in city campgrounds.

8. Find ways of supporting beach cleanup.

A. Support the efforts of spring clean up day to include Homer beaches. The City should actively continue to support the efforts of volunteers by providing trash bags for the event and dumpsters or trash removal at locations such as Bishop's Beach.

B. Support the efforts of the Center for Alaskan Coastal Studies for their annual CoastWalk and beach trash removal. Support may be in the form of providing trash bags, dumpster service at beach parks, and city funding for newspaper advertising for CoastWalk educational and beach clean up activities.

9. Increase Parking on the Spit

A. We need more parking and areas for people to access the beach. These parking areas distribute the impact of beach users, provide safe off-highway parking for vehicles.

B. Situate the parking close to Spit Road for aesthetic purposes.

C. Better parking further down the spit will allow pedestrians to enjoy to the beach where vehicles are not present.

4. Recommendations by Area (Following the beach line, East to West)

1. Area 1 - Miller's Landing to Airport Access Road.

A. Miller's Landing. Create a public viewing spot in the Beach Access Road Right of Way off of Kachemak Drive, by posting a sign stating the location of the public access. In the future, as use warrants, create a small parking area, and use boulders to discourage trespassing on adjacent properties.

B. Airport Access Road Signage (with diagram of berm-slope-flats).

- No camping
- Please keep vehicles between the storm berm and the mud flats.
- All of the areas above high tide (and much below) are private property and there are no designated camping areas. ~~Voluntary limits to the areas used by vehicles will help protect sensitive areas.~~

C. Vehicle use at the bottom of airport beach access road on the beach is not allowed.

D. Vehicles are allowed on the beach east of the vacated easement formerly known as Shirlene Circle (refer to map), under the terms of HCC 7.16

Vehicles are not allowed on the beach at the bottom of the airport beach access road. Vehicles are allowed east of that area, but there is no public vehicle access point to get



to that part of the beach. Land owners or those with land owner permission may access the beach from private vehicle access points. Once on the beach, nothing in City laws or policy condones trespassing on adjacent private lands.

2. Area 2 - Airport Beach Access Road to North End of Berm outside of Louie's Lagoon and Louie's Lagoon.

A. Due to expert testimony, it was agreed by the BPTF that limiting vehicle use in this area was necessary to protect the fragile habitats from Mud Bay to Louie's Lagoon.

B. Signage - identifying access and informing the public as to where vehicles are prohibited.

C. Vehicles are ~~should~~ be prohibited in this entire area - outside of access driveways and parking.

D. Conservation zoning is suggested for all public lands in this area. Much of Area 2 already has a conservation easement.

E. Designate the platform area as a park and initiate cleanup of surface debris in Louie's Lagoon. A layer of dredge spoils to cover debris and more grass around the platform is also recommended. Investigate potential as a bird viewing platform.

F. Long term goal: Reconfigure the section line easement. The current section line easement goes across the mud flat in the bird sanctuary. A reconfiguration would provide better access to the beach, and protection for the sanctuary. As designated on attached map.

G. Preserve subsistence fishing access for vehicles, and public access to that part of the Spit. This has traditionally included an access across the northern portion of the English Bay property

I. Budget for rock placement at the Airport Beach Access to discourage travel to the west into Mud Bay. Contract the work out.

3. Area 3 - From Louie's Lagoon - South to end of Homer Spit and then North to City Campground across from Fishing Hole

A. Long range goal: Removal of beached barge on English Bay Corporation property.

B. Encourage the elimination of unsightly waste on properties near the beach by working with owners. Several highly visible properties have allowed the accumulation of waste and industrial junk. The City has also allowed this to occur on City land, and should lead the way in the cleanup effort.

4. Area 4 - From City Fishing Hole Campground to the Outlet of Mariner Park Lagoon

A. At campground building across from the Fishing Hole, make beach use maps available, as well as information and signage that is interpretive about the berm building process, encourages courtesy to pedestrians, and states where vehicles are permitted.

B. Install signage at a controlled exit from the City Fishing Hole campground to the beach to direct vehicles to the base of the spit, and away from the no recreational vehicle area.

C. Define limits to Mariner Park campground by utilizing logs, rocks or other means to restrain vehicles from entering the lagoon. Similar to Parks & Recreation Advisory Commission Draft Master Plan for Mariner park campground, which extends a revetment to protect berms, grasses and tidal mud, with no additional incursion into the lagoon.

D. Create a cost estimate for placing boulders at Mariner Park to better define the park and places where motorized vehicles are prohibited. Include the project in the annual budget in the near future, and contract the work out.

E. Budget for a new kiosk at Mariner Park. Include a large interpretive map with beach access and user information. Include the project in the annual budget and contract the work out.

G. Vehicles are prohibited between the former campground building site, and the south end of Mariner Park.

H. Between the south end of Mariner Park and the east end of the sea wall, vehicles are allowed on the beach from October 1 through March 31st, solely for the purpose of gathering sand and coal. The beach is closed to vehicles at all other times and for all other uses.

5. Area 5 - Mariner Park Lagoon including the storm berm

A. Install and maintain signage stating vehicles are prohibited in the Lagoon and above the high-tide line near the berm. This is a fragile berm.

B. Signage should also indicate the high potential of vehicles getting stuck in this area.

C. Finish transfer of ownership of parcels to City of Homer. Two large parcels in Mariner Park Lagoon were obtained by the City from DNR, but the transfer paperwork was not completed.

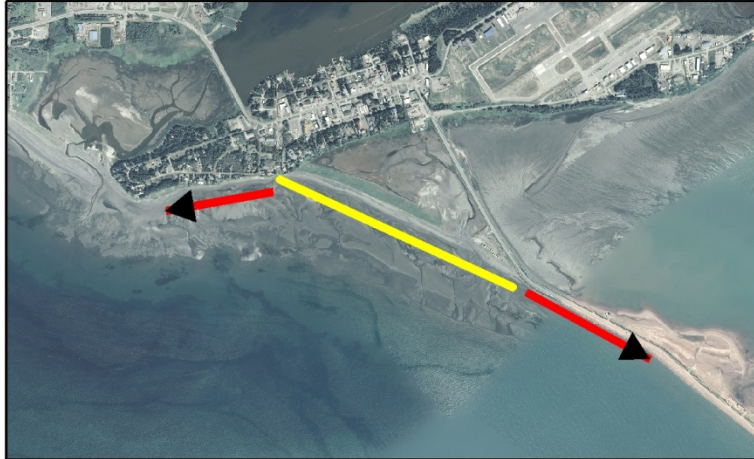
D. Enact Conservation Zoning and continue work on the conservation easement. Zoning changes may begin at any time. The land ownership transfer must be complete prior to the conservation easement completion.

6. Area 6 - Mariner Park Lagoon outlet (below the berm) to Beluga Slough outlet.

A. Provide signage discouraging motor vehicle usage and encouraging courtesy to pedestrians. Vehicle prohibition is not necessary, but use of vehicles in this area often leads to driving or parking on the storm berm.

B. Improve and identify with signage the Ocean Drive Loop beach and Beluga Slough access.

C. Vehicles are allowed between the south end of Mariner Park beach and the east end of the seawall from October 1 through March 31st solely for the purpose of gathering sand and coal. The beach is closed to vehicles at all times for any other purpose. The area in front of the sea wall west to the Beluga Slough outfall is closed to vehicles.



Red = No vehicles
 Yellow = Vehicles only under the terms of HCC 7.16, paraphrased in C, above.

7. Area 7 - Beluga Slough Outlet to Bishop's Beach Park access. This is a heavily used area, and has the greatest potential for conflicts between user groups. ~~We do not wish to prohibit vehicle use, but would rather encourage a separation to enhance user experiences.~~

A. This area is closed to vehicles.

BA. Support Fish & Wildlife efforts to protect berm and promote rye grass and driftwood buildup.

CB. Support Fish & Wildlife work to develop a plan to maintain the ecological integrity of their educational reserve, including possible conservation zoning.

DC. Increase at Bishop's Beach Park.

ED. Signage at Bishop's Beach access:

1. ~~"Pedestrian Zone" please limit vehicle use East to outlet of Beluga Slough."~~
2. "Unauthorized vehicles are prohibited on the storm berm and in the Beluga Slough area."



Vehicles are allowed west from Bishop's beach Park access, and prohibited to the east.

8. Area 8 - West from Bishops Beach Park Access to City Limits

A. This area is open to vehicles, following the laws under HCC 7.16.

BA. Construct a kiosk with interpretive signage (Visitor information, berms, driftwood, private property, compass rose), encourages courtesy to pedestrians, ~~and that vehicles are permitted to the west towards Anchor Point.~~

CB. Provide and maintain signage requesting;

- Please do not remove driftwood from storm berms and private property

DC. Develop Charles Way as a footpath for better pedestrian flow. Do not develop for vehicle access as the bluff is eroding and it is not worth the expense to the public to build a road that will have near future erosion problems. Improve erosion control and access at Crittenden Drive and at Main Street.

ED. Improve access at Main Street. Construct a stairwell to the beach. Use the right of way at the end of Main Street for an erosion control project, using seeding, native grasses and other low impact techniques. Develop a stairway so people may access the beach without treading on the eroding bluff face.

FE. Correct the drainage ditch from Crittenden Drive so that the water is not eroding neighboring private property. Extending the culvert system down to the beach may be a solution. Work with adjacent landowners to secure public access easements to the beach, using a route that is sustainable.

GF. Work with property owners and interested volunteers to remove the junk cars from the beach near the bottom of West Hill.

5. History

The original Beach Policy Task Force was established in 2000 and completed the beach policy in 2001. The City adopted it on June 25, 2001. In 2003, Ordinance 03-27, the city was awarded a \$75,000 Coastal Impact Assessment grant to fund beach access restriction improvements, regulatory signage, a GIS coastal erosion and beach habitat information mapping project and funds for the 2004 United States Geological Survey sediment transport study camera operation.

The Task Force made further recommendations in 2005, in Memorandum 2005-78, and concluded their work. In 2007, the City Council added advising on public beaches to the duties of Parks and Recreation Advisory Commission (Ordinance 2007-01(A)). The Commission formed a Beach Committee to update the Beach Policy, which resulted in this document.

In fall of 2014 the Parks and Recreation Advisory Commission was directed by Council to review and recommend revisions to the Beach Policy. The Commission worked on the policy the first six months of 2015 and made recommendations via Memorandum 15-102. Council adopted Ordinance 16-05 (S-2)(A-2) on February 23, 2016. Ordinance 16-13 then made minor amendments. The Beach Policy was amended to reflect these revisions through Resolution 16-0XX.

NEW BUSINESS



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

Memorandum 16-059

TO: MAYOR WYTHER AND HOMER CITY COUNCIL

FROM: JO JOHNSON, MMC, CITY CLERK

DATE: APRIL 5, 2016

SUBJECT: AUTHORIZATION FOR COUNCILMEMBER ZAK TO TRAVEL TO GIRWOOD, ALASKA, TO ATTEND THE INSTITUTE OF THE NORTH ALASKA DIALOGUE ON DEVOLUTION: STRENGTHENING STATE, LOCAL AND TRIBAL GOVERNMENTS ON MAY 20 AND 21, 2016.

Councilmember Bryan Zak would like to attend the Alaska Dialogue on Devolution: Strengthening State, Local and Tribal Governments that is scheduled May 20 and 21, 2016 in Girdwood, Alaska.

The conference will include legislators, subject matter experts, state officials, and business and community leaders. The Alaska Dialogue addresses critical issues facing the state while building trust among attendees.

Governor Walter J. Hickel, founder of the Institute of the North, believed strongly that we must understand the reality, the richness and the responsibility of the North. Today, the Institute works to share that vision. Their mission is vital to Alaska's role as a key stakeholder in policy affecting the Arctic. We stand at a pivotal place where ideas and connections matter – across the state and on a global scale. In the Arctic, the Institute is both an advocate and a convener.

Registration for the two-day conference is \$200. Cost estimates for travel include round trip from Homer to Girdwood at \$228.00 and room rate of \$144.00 per night for two nights. Per diem is \$58.00 per day, for three meals.

For FY 2016 Council budgeted \$4,500 for transportation and \$2,500 for subsistence. To date \$3,620.80 has been expended from Transportation Acct. No. 100.0100.5236, leaving a balance of \$879.20; and \$206.00 has been expended from Subsistence Acct. No. 100.0100.5237, with a balance of \$2,294.00 remaining.

RECOMMENDATION:

Discuss Councilmember Zak's request to travel to Girdwood, Alaska, to attend the Alaska Dialogue on Devolution on May 20 and 21, 2016.

From: [Nils Andreassen](#)
To: [Nils Andreassen](#)
Subject: Invitation to Participate - Alaska Dialogue on Devolution
Date: Wednesday, March 23, 2016 2:10:21 PM
Attachments: [Devolution Dialogue Draft Agenda.pdf](#)

Dear City Managers, Mayors and Council/Assembly Members,

You're invited to attend the 2016 Alaska Dialogue

Devolution: Strengthening State, Local and Tribal Governments

May 20-21, Alyeska Lodge, Girdwood

Register online at www.institutenorth.org.

The Alaska Dialogue's 16-year history is one of addressing critical issues facing the state while building trust among attendees. A condition of non-attribution allows for robust and creative dialogue; time for sidebar conversations advances solutions.

This year's challenge:

- Develop a strategic action plan that outlines competencies within state government that could displace federal responsibilities
- Identify additional areas where tribal rights and responsibilities could be expanded and leveraged, and local community capacity advanced

The Alaska Dialogue is a deliberative and productive space to:

- Inform and educate participants
- Identify outstanding questions or challenges related to a focal question
- Understand impacts or implications of potential decisions

Convened by the Institute of the North – a non-partisan, non-governmental, not-for-profit organization with a mission to inform public policy and cultivate an engaged citizenry.

What will we do? In small groups and plenary sessions participants will:

- Review northern case studies of devolution to identify best practices
- Examine and better understand areas of federal responsibility
- Examine and better understand the state's capabilities
- Examine and better understand local and tribal government capacity
- Identify gaps and areas of growth for future assumption of increased authority

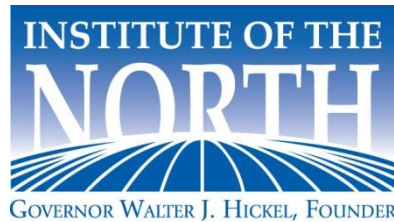
Who will be there? Participants in the 2016 Alaska Dialogue will include legislators, subject matter experts, state officials, and business and community leaders. Case studies will be presented by experts from Northwest Territories and Greenland, as well as Alaskan officials.

The Institute of the North builds on a long tradition of convening dialogue to enable Alaska's business, social, political and cultural leaders to reflect and deliberate on critical issues in the state. In this non-partisan, non-attributive forum, participation is informal and confidential, allowing plenty of time to strengthen relationships and develop solutions.

Register now at www.institutenorth.org.

--
Nils Andreassen
Executive Director
Institute of the North (www.institutenorth.org)

(o) 907 786-6324 (c) 907 351-4982
1675 C St., Suite 106
Anchorage, AK 99501

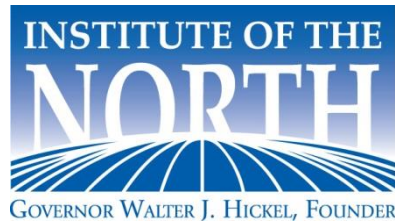


Alaska Dialogue: Devolution

May 20-21, 2016, Alyeska Resort, Girdwood, Kahiltna Meeting Room

Friday, May 20, 2016

- 8.00 AM **Welcome & Ground Rules**
- **Nils Andreassen**, Institute of the North
- Group Introductions**
- 8.30 AM **Defining Devolution**
- 9.00 AM **Case Studies – How is the transfer of power conducted in other northern jurisdictions?**
These two case studies illustrate the processes that Greenland and the Northwest Territories have gone through in transferring authority from Denmark and Canada. Each is very different from the other, and from Alaska, but the processes are strategic, well thought out, and suggest potentially useful paths forward. Attendees will draw out lessons learned and possible strategies that would be applicable in Alaska.
- **Kai Holst Andersen**, Ministry of Foreign Affairs, Government of Greenland (*invited*)
 - **Martin Goldney**, Lead Devolution Negotiator, Government of the Northwest Territories (*invited*)
- 10.00 AM Break
- 10.15 AM **Alaska Status – Where do we currently have decision making authority?**
A third case study, it is important to understand the level of authority the state of Alaska currently has, and where power lies or doesn't and over which issues. Speakers will review a number of high priority areas of state-federal jurisdictional boundaries.
- 11.15 AM **Local and Tribal Drivers toward Increased Responsibilities**
There are a number of critical issues facing local and tribal governments (Trust lands, budget shortfalls, and principles of maximum local self-government) that signify challenges as well as present opportunities. These will be reviewed to establish context and to identify potential areas of action.
- Noon **Lunch – At which level of government is delivery of services most efficient?**
- 1.00 PM **Small Group – Learning Sessions**
Subject matter experts guide participants through more in-depth review of jurisdictional boundaries, and identify priority areas for consideration. These priority areas can be thought of as “competencies” that, if established, could facilitate the transfer of power from one level of government to another.



- Federal/State – Land and Resources
- Federal/State – Administrative/Other
- Federal/Tribal
- State/Local
- State/Tribal

3.00 PM **Break**

3.30 PM **Report out in Plenary**

- What are important considerations at each level?

5.00 PM **Adjourn**

Saturday, May 21, 2016

8.00 AM **Breakfast**

Review of Day One

8.30 AM **Impacts of Fiscal and Economic Challenges**

9.00 AM **Resourcing**

This session will feature a discussion of and suggestions for creative approaches to the reorganization, deployment and strengthening of human, financial, and governing resources

- Transfer payments
- State and federal PILT renegotiation
- Community revenue-sharing
- Local and tribal government cooperation
- Unorganized Borough/regional government reorganization

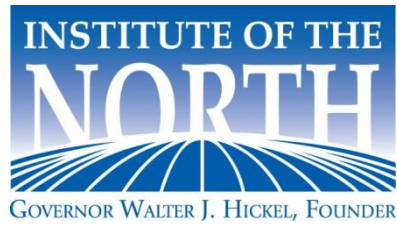
10.30 AM **Break**

11.00 AM **Report Out in Plenary**

- Where is there competition or conflict?
- Where is there an opportunity for mutual benefit?

Noon **Lunch – A Principle of Maximum Local Self-Government**

1.00 PM **Small Group – A Strategic Approach to Moving Forward**



Small groups will reconvene to identify potential and priority areas of responsibility, responsible agencies, timeline

3.00 PM *Break*

3.30 PM **Report Out in Plenary**

5.00 PM **Adjourn**

RESOLUTIONS

MEMORANDUM OF AGREEMENT

This Memorandum of Agreement (“Agreement”) is entered into effective as of _____, 2016 (the “**Effective Date**”), by and between Homer Electric Association, Inc. (“**HEA**”), an Alaska electric cooperative, and the City of Homer (the “**City**”), an Alaska municipality within the Kenai Peninsula Borough. In this Agreement, HEA and the City may be referred to collectively as the “**Parties**” and individually as a “**Party**”.

RECITALS

WHEREAS, HEA owns certain property in Homer, Alaska described as Lot E, Heath Street Replat, T6S, R13W, Sec. 20 [3833 Lake St.] and Lot 2, Waddell Park 2000, T6S, R13W, Sec. 20 [3768 Waddell Way], collectively, the “**Property**”, which is part of a pending re-plat to dedicate right-of way (the “**Dedicated Area**”) to allow the City to construct a through way and water line (the “**Project**”); and

WHEREAS, the City has proposed to re-plat the Property and HEA is agreeing to that re-plat, and the associated vacation of the current easement on the property directly north of the Dedicated Area, subject to the conditions and representations contained in this Agreement; and

WHEREAS, portions of the Property, including sections beneath the Dedicated Area, consist of contaminated soils and water (Alaska Department of Environmental Conservation “ADEC” Hazard ID No. 23457), subject to certain institutional controls as described in the ADEC [Horwath] letter dated March 16, 2016, namely, that “residual soil or groundwater contamination may not be moved or disposed without prior ADEC approval”; and

WHEREAS, the contamination found on the Property continues to be monitored by HEA with regular status reports provided to ADEC resulting in no further action or cost on the part of HEA, beyond the continued monitoring; and

WHEREAS, the City is willing to assume the potential expenses of excavating the contaminated soil and groundwater and has agreed to pay for any additional remediation costs or monitoring wells, beyond the current stable monitoring of the Property caused, or deemed to have been caused, by the Project, and

WHEREAS, the City is willing to conduct additional remediation required by ADEC as a result of the Project and assume the cost thereof, including without limitation, excavation and disposal of suspect soil and ground water, and monitoring wells in addition to those required for the current stable monitoring of the Property; and

WHEREAS, HEA and the City have agreed to certain other specific measures, as set forth below, to be taken during the Project.

NOW, THEREFORE, in consideration of the foregoing and the respective covenants and agreements herein contained, the receipt and sufficiency of which is hereby

acknowledged, HEA and the City, each intending to be legally bound hereby, agree as follows:

AGREEMENT:

1. Monitored Site. The City acknowledges that the Project area encompasses a residual contaminated site being monitored by ADEC and that HEA presently has in place an ongoing monitoring process that will, at some point in the future, complete ADEC remediation requirements, without any additional action by HEA. The City will be responsible for obtaining all necessary permits from ADEC to work on the Project during all phases of construction of the Project, including any permits to discharge or dispose of wastewater, remove or replace soils and on site testing or documentation of activities.
2. City Expenses. The City hereby agrees to pay the expenses of or reimburse HEA for any additional environmental remediation costs caused by the Project. The City shall reimburse such expenses within thirty (30) days of HEA providing an invoice and documentation of costs. Any new remediation actions required by ADEC in response to the City's construction of the Project beyond the current monitoring program will be deemed to have been caused by the City and Project.
3. Access. HEA will allow the City or its contractor to enter the Property for the purposes of constructing the Project. The City shall indemnify, defend and hold harmless, HEA and its respective employees, agents and representatives, from and against any and all claims, liabilities, losses, or damages whatsoever, arising from any negligent or wrongful act committed by the City or its contractors while on the Property in connection with the performance of the Project.
4. ADEC Work Plan. ADEC requires a written work plan in order to begin the Project. This plan requires the use of a Qualified Environmental Professional who will be provided by the City. The City or its contractors will provide HEA's employee, Bruce Linton, with all work plans and other documentation that the City submits to ADEC for review. The City will be responsible for providing all ADEC required work plans to ADEC and abiding by their respective requirements.
5. Well Decommissioning. HEA will be responsible for the cost of decommissioning groundwater monitoring well TMW-1. HEA has provided the written work plan to ADEC, prior to decommissioning the well. HEA and the City will use their best efforts to coordinate the decommissioning of the well and the construction of the Project.
6. Severability. If any provision of this Agreement is deemed invalid or unenforceable, the balance of this Agreement shall remain in full force and effect.

7. Entire Agreement. This Agreement constitutes the entire understanding of the Parties as to its subject matter. No amendment to this Agreement will be effective unless it is in writing and signed by both parties.
8. Non-waiver. The failure of any Party to enforce any provision of this Agreement shall not be construed as a waiver of that provision or any other provisions of this Agreement.
9. Successors and Assigns. This Agreement shall be binding upon the successors and assigns of the Parties. No assignment or delegation of the obligations in this Agreement will release the assigning Party without the prior written consent of the other Parties.
10. Execution. The signatories hereto represent that they are familiar with the provisions of this Agreement and that they are fully authorized to enter into this Agreement on behalf of and to bind the Party for who they are a signatory. This Agreement may be executed in two or more signature counterparts, each of which shall constitute an original, but all of which, taken together, shall constitute one and the same instrument.
11. Applicable Law. This Agreement shall be construed and enforced in accordance with the laws of the State of Alaska and any claim brought under this Agreement will be submitted in the courts of the Third Judicial District at Kenai.

IN WITNESS THEREOF, the Parties through their authorized representatives have executed this Agreement in counterparts on the dates set forth under their respective signatures attached hereto.

Agreed to and accepted:

Homer Electric Association, Inc.

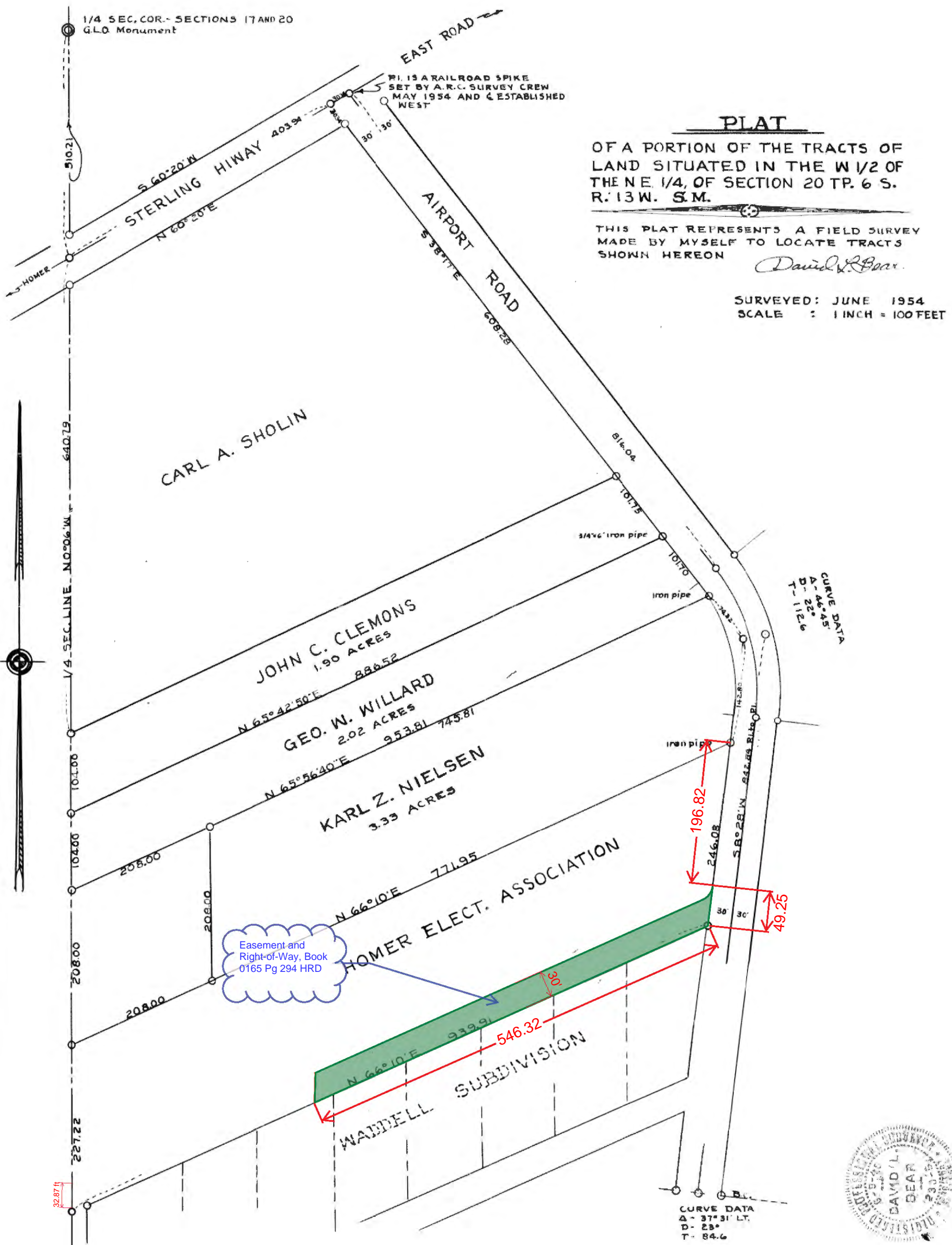
 Name: Bradley P. Janorschke
 Title: General Manager

 Date

City of Homer

 Name: _____
 Title: _____

 Date





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 16-064

TO: Honorable Mayor Wythe and Homer City Council
FROM: Katie Koester, City Manager
DATE: April 6, 2016
SUBJECT: Waddell Way: Resolution 16-064

As Council is aware, Public Works has moved forward with design, engineering, land acquisition and awarding the contract for construction of Waddell Way, a priority project that was funded in a 75/25 split between state legislative grant and HART funds. In order to complete the project, the road crosses a section of HEA land. We have known from the beginning of the project that the land was a contaminated site and has monitoring wells. This is not uncommon in construction sites in developed areas. The City initiated a replat in order to procure an easement across HEA's land. Late in the game, HEA notified us that their signing of the plat was contingent upon the City signing a memorandum of agreement (MOA) regarding the responsibility for soils disturbed by the site. Our attorneys have reviewed the MOA, amended it, and we have a document before you that both parties can agree on.

The original budget for the project included dealing with contaminated soils on site. However, the contamination is such that it will require more aggressive remediation and it is important to understand both the magnitude of the potential risk we are assuming and take proper steps to lessen the long term exposure. Therefore, City Administration has gathered additional information including a third party estimate for the maximum potential cost of mitigating the contamination and restraining any future spread of contamination. Combined potential cost for excavating the soil, onsite monitoring, and disposing of any contaminated soil is around \$115,000. This is well within the contingency of the project - the winning bid came in \$250,000 under budget. It is important to note this estimate is a 'worst case scenario' and measures are being taken, like boring instead of trenching, to reduce the disturbance of contaminated soils and control costs. The City is developing a work plan that crosses all the t's and dots all the i's. This level of caution protects the City and the environment and gives me comfort in signing the MOA assuming future responsibility for contamination as a result of the disturbance; we are doing everything to make spread of that contamination highly unlikely. The City Attorney will be at Monday's Council meeting to answer any questions you may have.

43 BE IT FURTHER RESOLVED that each of the Homer Accelerated Roads and Trails
44 Program (HART) and Homer Accelerated Water and Sewer Program (HAWSP) Policy Manuals
45 is amended to state that expenditures under each program are subject to the availability of
46 funds.

47
48 BE IT FURTHER RESOLVED that the Council refers to the Homer Advisory Planning
49 Commission for its review and recommendations the subject of revising the HART Policy
50 Manual to achieve the following goals: (i) update and improve the organization and
51 readability of the HART Policy Manual; (ii) evaluate the feasibility of incorporating long term
52 maintenance costs into HART funded projects; and (iii) provide for the funding of special
53 assessment districts for sidewalks with HART funds.

54
55 PASSED AND ADOPTED by the Homer City Council this _____ day of _____ 2016.

56
57 CITY OF HOMER

58
59
60 _____
61 MARY E. WYTHE, MAYOR

62
63 ATTEST:
64
65
66 _____
67 JO JOHNSON, MMC, CITY CLERK

H.A.R.T. POLICY MANUAL

Homer Accelerated Roads and Trails Program



Adopted September 10, 2007

Produced & Distributed by the City Clerk's Office — 2/19/2008 — rt

H.A.R.T. POLICY MANUAL
(HOMER ACCELERATED ROADS AND TRAILS PROGRAM)

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- I. Purpose and Intent
- II. Definitions
- III. Qualifying Criteria
- IV. Financing and Assessments
- V. Utilities
- VI. Special Provisions
- VII. Trail Prioritizing Criteria and Planning Guidelines

February 2008

I. PURPOSE and INTENT

1. The H.A.R.T. is a combined local funding source of dedicated sales tax and assessments to upgrade city streets, new city streets and new city non-motorized trails.(Ordinance 06-42(S); Resolution 88-47 #1)
2. The intent of the program is to reconstruct local substandard city roads and/or upgrade existing city roads, construct new city streets and non motorized trails, thereby reducing maintenance cost, improving access, increasing property values and improving the quality of life. (Ordinance 06-42(S); Resolution 88-47 #2)
3. Reconstruction and new construction shall be to City Standards. (Ordinance 06-42(S) Resolution 88-47 #19)
4. The City will not accept a street for full time maintenance until it meets city standards and is shown on the official maintenance map.¹ (Ordinance 85-14 07/01/85; Resolution 88-47 #8)
5. When practical, the intent of the program is to preclude the destruction of existing property improvements in built up areas. (Resolution 88-77(A), be it further Resolved clause.)
6. State maintained roads are not part of this program. (Resolution 88-47 #7)
7. The criteria for the H.A.R.T. shall be reviewed annually by the Transportation Advisory Committee, with recommendations reported to the Homer City Council. (Resolution 88-47 #22)
8. Annexed roads are included as newly eligible roads, as listed on the Official Road Maintenance Map. (Resolution 03-116, 08/25/03)
9. New roads shall be listed on the Official Road Maintenance Map. (Resolution 07-82)
10. New trails shall be listed on a map in the City Clerk's Office. (Resolution 07-82)

II. DEFINITIONS

- A. Sidewalk- the term "sidewalk" means a pedestrian facility associated with a road and generally within a street right of way. (Resolution 07-82)
- B. Trail – a pedestrian facility detached from a road, or not within a street right of way. (Resolution 07-82)

¹1.Clerk's Note: Done by Ordinance

III. QUALIFYING CRITERIA

A. Roads

The schedule of street improvements and costs developed by the Public Works Department August 87, consisting of Groups I-IV and the annexed roads of the City boundary amendment of Ordinance 02-08(A) and as noted on the Official Road Maintenance Map, are hereby incorporated. (Resolution 05-70, 06/13/05; Ordinance 02-23(A), 06/10/02; Ordinance 02-08(A), 04/08/03; Resolution 03-116, 08/25/03)

Amendments to the schedule can be accomplished only by Council action and are limited to additions to the schedule due to revision of the street map or transfer of state rights-of-ways to the City.

All projects will be authorized only after a public hearing to insure public participation in the process. (Resolution 88-47 #13)

1. The following criteria may be considered for roads qualifying for reconstruction/utility improvements: (Resolution 88-47 #14, Resolution 87-61(S))

- a. Life, safety and traffic flow (Resolution 87-61(S), Resolution 88-47);
- b. Correct deficiencies of existing systems (Resolution 87-61(S), Resolution 88-47);
- c. System wide basis versus local needs (Resolution 87-61(S), Resolution 88-47);
- d. Complete traffic circulation pattern (Resolution 87-61(S), Resolution 88-47);
- e. Encourage economic development (Resolution 87-61(S), Resolution 88-47);
- f. Correct drainage problems (Resolution 87-61(S), Resolution 88-47);
- g. Reduce maintenance cost (Resolution 87-61(S), Resolution 88-47);
- h. Built to city standards prior to acceptance for maintenance (Resolution 61(S), Resolution 88-47);
- i. Reconstruction is a higher priority than new construction projects (Resolution 87-61(S), Resolution 88-47);
- j. Property owner contribution through LID process by paying \$30 per front foot for gravel and \$17 per front foot for paving cost of a residential standard street and the city pays all costs for additional improvements deemed necessary (Resolution 87-61(S); Resolution 88-47, Resolution 94-50; Resolution 95-97)
- k. City share can apply to related utilities, sidewalks, street lighting, drainage, paving and/or reconstruction of roads identified on the road maintenance map. (Resolution 88-47, Resolution 04-41(A).);
- l. Other factors deemed appropriate by the City Council. (Resolution 87-61(S), Resolution 88-47))

2. The following criteria may be considered for new local roads in addition to applicable criteria in 1:

- a. Connectivity to existing road(s), for example completes a traffic pattern.
- b. Arterials or thoroughfares;
- c. Existing utilities;
- d. Contributing funds such as property owner assessments, loans, grants, etc;
- e. Level of need. (Resolution 07-82)

B. Trails

New local non motorized trails shall be prioritized according to the following:

- a. Project is listed in the HNMTTP or furthers a stated goal of that plan;
- b. Solves a safety concern;
- c. Creates connectivity to existing trail(s), completes pattern or provides access to a point of interest;
- d. Protects an established trail;
- e. Creates or improves a trailhead;
- f. Has significant scenic or aesthetic value;
- g. Existence or potential for contributing funds;
- h. Property owner participation. (Resolution 07-82)

IV. FINANCING and ASSESSMENTS

1. The program will utilize an additional dedicated City sales tax not to exceed three quarters of one percent (¾%) supplemental with assessments against adjacent benefited properties. (Ordinance 06-42, Resolution 87-61(S), Resolution 88-47 #3).

2. A three quarters of one percent (¾) dedicated sales tax and will be collected for up to twenty years expiring December 31, 2007 and reauthorizing up to an additional twenty years expiring December 31, 2027 to participate in funding the accelerated roads and trails program (Ordinance 06-42, Resolution 87-61(S), Resolution 88-47 #4). Reauthorized twenty additional years at the October 3, 2006 election (Resolution 06-145(S)) to expire December 31, 2027. Ten percent of the annual revenue shall be used for trail projects.

3. The road improvements will be financed on a combined pay as you go basis as well as sale of revenue bonds in a fifty-fifty ratio. There may be future bond sales as revenues increase. (Resolution 87-47 #6)

4. The City will attempt to obtain long term financing for up to ten years for the private share of funding. (Resolution 88-74 #12, bond change Ordinance 89-17, regarding ten years financing.)

5. Interest, if any, generated from the program will remain with the program funds. (Resolution 88-47 #18)
6. Abutting property owners will share the cost of upgrading a street to residential standards by paying \$30 per front foot for gravel and \$17 per front foot for paving.² (Resolution 87-61(S), Resolution 88-47, Resolution 94-50, Resolution 95-97)
7. The City will pay all costs for any additional improvements required when deemed necessary by the City. Other improvements requested by the benefited property owners will be paid by those same property owners. (Resolution 88-47 #11)
8. The \$30/\$17 split in front foot assessment stands unless there is 100% agreement on a revised formula for a specific project or the amount is adjusted by the City Council. (Resolution 87-61(S), Resolution 88-47; #21; Resolution 95-97)
9. Road Reconstruction assessment payment date, penalty and interest shall be set as soon as the reconstruction project has been accepted by the Public Works Department regardless if the LID/Assessment district wherein reconstruction has been completed is also scheduled for paving as part of the same LID/Assessment District. Paving assessment payment date, penalty and interest will be set as soon as the paving project has been accepted by the Public Works Department. HCC 17.04.070--110. (Resolution 96-73)
10. New Local Roads may be constructed by 100% program funds when the construction thereof benefits the entire City or when the City owns the property wherein the road is to be constructed. The Road to be constructed must meet the qualifying criteria and be recommended by the Transportation Advisory Committee to the City Council. This expenditure must be approved via Ordinance with justification noted within the body of the Ordinance. Whenever possible, New Local Roads will be constructed using the LID process HCC 17.04 and the assessment methodology as noted in item 6. and 8. (Resolution 07-82)
11. HART funds may be used to leverage outside funds for New Local Roads and Trails. (Resolution 07-82)
12. New Local Trails may be constructed using 100% program funds and follow the procedures listed in item 10. (Resolution 07-82)
13. Sidewalks shall be paid for out of road funds, and trails shall be paid for out of the 10% allocated to trails. (Resolution 07-82)

² Danview/Svedlund and Sabrina/Mark White are grandfathered in at the \$20/\$11 split per Council action. (Resolution 94-52)

V. UTILITIES

1. Prior to street reconstruction, necessary related non existing water and sewer improvements shall be encouraged whenever possible. (Resolution 88-47 #9)
2. Water and Sewer utility extensions necessary to extend the utilities short distances beyond a construction area will be paid for by the program. (Resolution. 88-47 #10)
3. Water and sewer utility relocations directly caused by reconstruction will be paid for by the Accelerated Roads Program. (Resolution. 88-47 #10)
4. Water and sewer utility upgrades necessary for future capacity that are done concurrently with reconstruction and/or paving will be paid for by the utility (a) fund. (Resolution 88-47 #10)
5. The City shall recover from the property owner the cost of construction of City-provided sewer and water service connections by including the cost of construction of such connections in the service connection fee established under HCC Chapter 14.13. (Resolution. 88-47)
6. Cost of installing stub-outs would be a necessary expense to anyone building on lots requiring sewer and/or water service. Sewer and/or Water funds or other public money was provided to pay the cost of these stub-outs because of the benefit of a quality finished road and the use of stub-outs benefit only those particular lots. Costs will be recouped from benefiting property owners through deferred assessments. The Planning Clerk and Finance Department will maintain a listing of these deferred sewer and/or water service connection fees.
7. Whenever practical street lights shall be included in the construction of new local roads and shall be paid by HART funds. Property owners participating in a road reconstruction and/or paving LID may request street lights. If the project is deemed feasible the property owners shall be assessed for the installation of the street lights on an equal share per parcel methodology. Property owner approval of the street light assessment shall follow the process in HCC 17.04. Once constructed, the City will absorb the utility billing for the street light(s). (Resolution 07-82)

VI. SPECIAL PROVISIONS

1. Additional right-of-way required will be paid by this program, at no additional cost to abutting property owners. (Resolution 88-47 #20)
2. Corner lots are exempt from a double front footage assessment and the total assessed frontage shall not exceed the longest side of the lot. Reconstruction assessments apply to

reconstruction and paving. Corner lot agreement is required after 10/25/94. (Resolution 87-61(S) #15; Resolution. 88-47 #15, Resolution 91-68, Ordinance 94-16(A))

3. Lots having a frontage on two parallel streets, or flag lots having a frontage on two perpendicular streets, are exempt from a double front footage assessment unless actually accessing the lot from both streets either prior to or after reconstruction and/or paving Deferred Assessment Agreement Required pursuant to HCC 17.04.160. (Resolution 88-47 #16)

4. This program includes paving driveway aprons on contracts funded by H.A.R.P. (Resolution 88-47 #17; Resolution 91-48)

5. When at all practical, the center line of rights-of-way will be the established road center line. Where impractical, the center line may be shifted to mitigate improvement encroachments of high cost hillside excavation. (Resolution 88-77(A))

6. In established neighborhoods, where improvements such as housing, carports, lawns or landscaping have been constructed near the right-of-way line and ditching would seriously impact these improvements, alternates to open ditching may be considered. These alternates may include gently sloping ditches back to the lawn, trench drains, standard or rolled curbs and gutter or any other sound engineering practices. The cost of these alternates will be born by the road program unless the residents elect to participate in the curb, gutter and sidewalk programs. (Resolution 88-77(A))

7. Pedestrian amenities shall be included in all new road projects unless exempted by the City Council. (Resolution. 04-41(A))

8. Exempting Certain Lands that will not be Developed due to Conservation Easements or Owned by Organizations that Conserve Land for Public Purpose and/or Habitat Protection from the Homer Accelerated Roads Program and the Homer Accelerated Water and Sewer Program Assessment District Assessments on a Case by Case Basis and that Each Program Shall be Amended to Include this Exemption under Special Provisions. (Resolution 05-50(A).)

9. New Subdivisions may not participate in HART for the construction of subdivision roads or trails.

a. Exception: To encourage trail connectivity, the Subdivider will be required to pay a prorated share of the project cost not to exceed 75% of the cost of public trail construction. (Resolution 07-82)

10. HART funds may be used in accordance with Title 11.04.05. If a development includes a segment of an arterial or collector street as shown on the Master Plan, the

developer shall construct the streets on the alignment adopted in the Master Roads and Streets Plan, and conforming to the respective classification. The developer shall be required to construct the street to a twenty-eight-foot width in accordance with the minimum requirements of a local residential street; provided, however, that the City may, upon direction of the City Council, elect to require construction to the full standards and pay to the developer the cost difference between the required street and the proposed street. (Resolution 07-82)

VII. TRAIL PRIORITIZING CRITERIA AND PLANNING GUIDELINES

A. Trail Prioritizing. The TAC and Parks and Recreation Advisory Commission will review the trail priority list during the annual review of the HART. The list will be presented in a memorandum from staff, and will contain a mix of large and small projects. Generally it will include up to five trail projects that staff has reviewed and found ready for preliminary work. Trails on this list are planned for construction in the near term (one to three year timeframe). Staff will actively work to prepare those projects for construction. (Resolution 07-82)

B. Trail Planning Guidelines

Trail design shall take into account at minimum the following:

1. Use context sensitive design when locating and planning trails to take advantage of scenic resources.
2. Respect the character of trails based on function, setting, and expectation of accessibility.
3. Evaluate the soils, drainage, wetlands, Tsunami zone, flood plain, stream setbacks, historical resources, visual resources, topography, existing and potential land use, zoning and land ownership.
4. Where estimated costs, operating costs and outside funding availability are considerations and important criteria, care should be used to ensure that important trails are not eliminated solely using cost as a determinant.
5. Multi-use trails are encouraged. Design of the trail should include consideration of compatible uses such as pedestrians and bicycles.
6. All trails should be designed to recognize the requirements of ADA standards and guidelines. (Resolution 07-82)

**H. A. W. S. P.
(Homer Accelerated Water Sewer Program)**

POLICY MANUAL

Updated May 2005

HAWSP Original, June 22, 1999

**DATE Approved by Council
Resolution 99-53 - June 28, 1999
Program Authorized**

ERRATA

I. PURPOSE/INTENT - In General

II. QUALIFYING CRITERIA

1. Grandfather list updated, changes to Hillside Acres Sewer and Water and the Addition of West Lakeshore Drive Water and Sewer.
2. Resolution 03-80, deleted the methodology from Qualifying Criteria and placed more appropriately under Financing/Assessments.

III. FINANCING/ASSESSMENTS

1. Ordinance 99-14(S)(A), to use unexpended 3/4 of 1% sales tax revenues not used for debt retirement for funding water and sewer systems.
2. Resolution 01-21, amended the assessment methodology.
3. Resolution 03-80, amended the interest and payment date.
4. Resolution 03-80, assessment methodology set at equal shares.

IV. SPECIAL PROVISIONS, In Lieu of Agreements, Deferred Assessments

1. Ordinance 02-48, Subdividing. 17.04.095 and 17.04.180.
12. added by Resolution 05-50, Exempting Certain Lands.

GENERAL STATEMENTS

H. A. W. S. P. POLICY MANUAL

TABLE OF CONTENTS

I. Purpose/Intent - In General

II. Qualifying Criteria

III. Financing/Assessments

IV. Special Provisions

I. PURPOSE/INTENT - IN GENERAL

1. The H.A. W. S. P. is a combined local funding source of unexpended dedicated sales tax and dedicated sales tax, once the sewer debt is paid, and assessments to upgrade approximately 500 + homes to City water and/or sewer service.
2. The intent of the program is to improve the health and welfare of the Citizens of Homer by connecting residences to City water and/or sewer, thereby increasing the number of users on the system, increasing property values and improving the quality of life.
3. All water and/or sewer connections, upgraded, projects will be to City standards.
4. When practical, the intent of the program is to preclude the destruction of existing water and/or sewer services and, where practical, to eliminate spaghetti lines.
5. The criteria for the H.A.W. S.P. shall be reviewed annually by the Homer City Council.
6. No new subdivisions, formed after June 28, 1999 shall be eligible for this program.
7. Every attempt shall be made to include lots immediately adjacent to the water/sewer main lines within the project limits or boundaries as defined by the Public Works Department.

II. QUALIFYING CRITERIA

The following water and/or sewer Assessment Districts, aka, LIDS are on the Books: These LIDS should be grandfathered into the program and will received priority consideration. These LIDS/Assessment Districts are listed in Chronological order.

These projects have been reassessed, pursuant to Resolution 01-21 for a property owner share of 50%.

The City Council's regular meeting is scheduled for May 28, Memorial Day. The Council may change the meeting date to Tuesday, May 29th.

1. Harrington Heights - Water & Sewer, Public Hearing set for May 28/29, 2001. Objection period ends July 27/28, 2001.

2. Mariner Village/Thorn Subdivision - Water & Sewer, Public Hearing set for May 28/29, 2001. Objection period ends July 27/28, 2001.

3. Thompson Drive - Sewer, Public Hearing set for May 28/29, 2001. Objection period ends July 27/28, 2001.

4. Forest Glen Subdivision/Forest Glen Drive - Water & Sewer, Public Hearing set for May 28/29, 2001. Objection period ends July 27/28, 2001.

5. Salt Water Drive - Water and Sewer, Public Hearing set for May 28/29, 2001. Objection period ends July 27/28, 2001.

6. East Road - portion - Sewer, Public Hearing set for May 28/29, 2001. Objection period ends July 27/28, 2001.

7. Hillside Acres Sewer, Public Hearing set for May 28/29, 2001. Objection period ends July 27/28, 2001.

8. Hillside Acres Water, Public Hearing set for May 28/29, 2001. Objection period ends July 27/28, 2001.

9. W. Lakeshore Drive Water and Sewer, Public Hearing set for May 28/29, 2001. Objection period ends July 27/28, 2001.

Amendments to the schedule can be accomplished only by Council action.

LIDs/Assessment Districts formed after March 27, 2001 shall be assessed 75% property owner share of the project.

Qualifying Criteria Continued

All projects will be authorized only after a public hearing to insure public participation in the process pursuant to HCC 17.

The following criteria may be considered for qualifying as a water and/or sewer project.

- a. Health and Safety;
- b. Correct deficiencies of existing systems;
- c. System wide basis versus local needs;
- d. Complete utility loop;
- e. Encourage economic development;
- f. Correct problems;
- g. Reduce maintenance cost;
- h. Built to city standards prior to acceptance;
- i. Property owner contribution through LID process by paying \$1,100 per half acre increments for water and sewer each. With the exclusion of those 7. projects listed on the preceding page.
- j. Other factors deemed appropriate by the City Council.

III. FINANCING/ASSESSMENTS

1. Pursuant to Ordinance 99-14(S)(A) the program may utilize the unexpended sales tax revenue dedicated to sewer debt. Upon satisfaction of the sewer debt the 3/4 of 1% sales tax shall continue and shall be used for water and/or sewer system improvements. Approved by the Voters October, 1999.
2. A 3/4 of one percent (3/4%) dedicated sales tax can be expected to generate approximately \$750,000 annually. The unexpended portion is projected to be approximately \$300,000.
3. The utility improvements will be financed on a combined pay as you go basis as well as possible sale of revenue or assessment bonds, future bond sales or even the need for a General Obligation Bond if so deemed necessary by the Homer City Council and as recommended by staff.
4. The City will attempt to obtain long term financing for up to ten years for the private share of funding.
5. Interest, if any, generated from the program will remain with the program funds.
6. Abutting property owners will share the cost of the utilities.
7. The City will pay all costs for any additional improvements required when deemed necessary by the City.
8. Assessment payment date, penalty and interest shall be set as soon as the project has been accepted by the Public Works Department.

Interest and Payment Due date will be set by Resolution of the City Council. (Resolution 03-80, May 27, 2003.)

9. Methodology: Approved by Resolution 02-21 on March 27, 2001. The nine LIDs/Assessment Districts named herein, under Qualifying Criteria, shall be assessed 50% of the project. Districts formed after March 27, 2001 shall be assessed 75% of the project. Via Council action on April 28, 2003 assessment methodology for HAWSP LIDs/Assessment Districts will be equal shares. (Resolution 03-80, May 27, 2003.)

IV. SPECIAL PROVISIONS

1. Non existing water and sewer improvements districts shall be encouraged whenever possible. District is defined as: lots immediately adjacent to the water/sewer main lines within the project limits/boundaries as defined by Public Works.
2. HCC 17.04.150 Connection required: Owners of property within an approved water and/or sewer local improvement district that contains an occupied building shall connect to the utility within one year from the date of final approval of the assessment roll by City Council (Ord. 87-30, 1988.)
3. HCC 14.04.020(e), the City sewer is considered as not available to a structure when the nearest City sewer is located more than 200 feet from any point on the boundary of the lot or parcel of land on which the structure is located. Sewer connection will be required within one year of sewer becoming available. (Ord. 94-17(A)).
4. Additional easements required will be paid by this program, at no additional cost to abutting property owners.
5. No parcel shall be double assessed nor shall be included in two like assessment districts.
6. Whenever and wherever practical road improvements shall be done in conjunction with the water and/or sewer project, but not before.
7. HCC 17.04.165, Alternative methods of payment--Deferred payments.
8. HCC 17.04.170 "In lieu of assessment"--determination of amount--terms.
9. HCC 17.04.175 "In Lieu of assessments," , not to prevent inclusion in of property in future district.
10. HCC 17.04.095(b) Except as provided in subsection 17.04.095(d), if a landowner subdivides a tract originally assessed as one entire parcel, a proportionate share of the total amount of the assessment may be allocated to each individual subdivided lot abutting or benefitting from the improvement; road, waterline and/or sewer line. As individual lots are sold, the purchasers may elect to assume and pay assessment for that lot in installments as set by Council Resolution under section 17.04.090. Full payment shall be made within the same period as the number of years remaining on the installment plan for the specific assessment district. (c) The seller and purchaser of a subdivided lot shall execute an agreement providing for the assignment of the installment plan by the original landowner and an assumption of the terms and conditions of the installment plan by the purchaser. This agreement shall be executed on the date of closing or within five days thereafter. This agreement shall take effect only upon approval thereof by the City and after payment of a transfer fee to the City in the amount of twenty-five dollars. Subsequent purchasers of lots may also elect to assume the balance of any installment plan in the same manner as set forth in this section above. (d) If a landowner subdivides a parcel of land (including without limitation lots and tracts of any size) originally assessed

Special Provisions Continued

as one parcel in a local improvement district where assessments were set as a fixed and equal amount per parcel without regard to the characteristics of the parcel, i.e., without regard to the parcel size or dimensions, then section 17.04.180 shall govern and subsections 17.04.095(b) - (c) shall not apply. (Ordinance 02-48, December 10, 2002.)

11. HCC 17.04.180 Subdivided property connection fee. a. If a landowner subdivides a parcel of land (including without limitation lots and tracts of any size) originally assessed as one parcel in a local improvement district where assessments were set as a fixed and equal amount per parcel without regard to the characteristics of the parcel, i.e., without regard to the parcel size or dimensions, then prior to connecting any new parcel, lot or tract created by such subdivision to the improvement, the property owner shall pay a subdivided property connection fee. However, the lot that contains the original connection to the improvement for which the original assessment was paid is exempt from the subdivided property connection fee. b. The amount of the connection fee for each new lot created by the subdivision shall equal the amount of the original per parcel assessment, adjusted up or down by a percentage equal to the change in the Consumer Price Index, All Urban Consumers (CPI-U) for Anchorage, Alaska from the end of the calendar year preceding the original assessment date to the end of the calendar year preceding the date the subdivided property is connected to the improvement. c. If the owner of such subdivided property refuses to pay the subdivided property connection fee, the subdivided property shall be denied the benefit of the improvement. d. The City Manager is authorized to negotiate and execute a written payment plan with the property owner on payment terms that are substantially the same as those authorized for the local improvement district by the City Council resolution adopted pursuant to subsection 17.04.090, subject to the following:

- (i) The City Manager will refuse to enter into such a payment plan if the City Manager determines there is insufficient equity in the property to adequately collateralize payment of the amounts due.
- (ii) The property owner must execute a written agreement and a recorded deed of trust or other instrument creating a lien on the property for the payment of all sums due or to become due.
- (iii) The City Manager may adjust the interest rate on the payment plan up or down to reflect any change in interest rates from the date of the original assessment to the date of entering into the payment plan. The interest rate on the payment plan will be a fixed rate unless the interest rate on the original assessment set under section 17.04.090 was a variable interest rate.

e. The subdivided property connection fee paid pursuant to this section, shall, after collection by the City, be disbursed by the City to the owners of the property originally assessed and the City in proportion to the amounts paid by each toward the cost of the improvement. Such disbursements must be paid by the City to the current owner of record of the property at the time the disbursements are made without regard to the identity of the property owner or the payer at the time the original assessments were levied or paid. (Ordinance 02-48, December 10, 2003.)

Special Provisions Continued

12. Exempting Certain Lands that will not be Developed due to Conservation Easements or Owned by Organizations that Conserve Land for Public Purpose and/or Habitat Protection from the Homer Accelerated Roads Program and the Homer Accelerated Water and Sewer Program Assessment District Assessments on a Case by Case Basis and that Each Program Shall be Amended to Include this Exemption under Special Provisions. (Resolution 05-50.)

17.04.100 Subdivision after levy of assessments.

 SHARE

 SHARE

- a. Except as provided in subsections (b) and (c) of this section, upon the subdivision of a property assessed as a single parcel, the amount of the assessment shall be allocated among the resulting lots that benefit from the improvement on the same basis that the assessment originally was allocated.
- b. Except as provided in subsection (c) of this section, upon the subdivision of a property assessed as a single parcel in an assessment district where assessments were levied in an equal amount per parcel (i.e., without regard to parcel area, dimension or other characteristic), then no resulting parcel, other than the parcel that contains the original connection to the improvement for which the assessment was levied, may connect to the improvement until a subdivided property connection fee is paid for the parcel.
1. The amount of the connection fee shall be equal to the amount of the original assessment, adjusted up or down by a percentage equal to the change in the Consumer Price Index, All Urban Consumers (CPI-U) for Anchorage, Alaska, from the end of the calendar year preceding the original assessment date to the end of the calendar year preceding the date the parcel is connected to the improvement.
 2. If the original assessment was payable in installments the City may enter into a written agreement for the payment of the connection fee in installments on terms that are substantially the same as those authorized for the payment of the original assessment, secured by a deed of trust on the parcel.
 3. Upon receiving connection fee payments, the City shall allocate such payments to each property assessed in the district in proportion to the amount originally assessed against the property, either by adjusting the original assessment amount or disbursing a payment to the record owner at the time of disbursement.
- c. Upon the subdivision of a property assessed as a single parcel in an assessment district for natural gas distribution improvements where assessments were levied in an equal amount per parcel (i.e., without regard to parcel area, dimension or other characteristic), the assessment levied on the property that is to be subdivided shall be paid in full before the recording of the final plat. No parcel that results from the subdivision shall be subject to assessment for the improvements, but shall be charged for connecting to the improvements in accordance with the tariff of the public utility that provides natural gas service to the parcel. [Ord. [15-11](#) § 1, 2015; Ord. [12-15](#) § 1, 2012].



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Memorandum 16-063

TO: Mayor Wythe and Homer City Council
FROM: Katie Koester, City Manager
DATE: April 1, 2016
SUBJECT: Resolution 16-041 HART and HAWSP

Council has had two work sessions on the Homer Accelerated Roads and Trails (HART) and Homer Accelerated Water and Sewer Program (HAWSP). From those sessions I gathered the following areas of consensus.

- 1) Standardize HART and HAWSP as much as possible
- 2) Make the allocation of cost to lot owners under HART more equitable

Changes made in Resolution 16-041:

- 1) Resolution 16-041 before you changes HART from \$30/foot for gravel reconstruction and \$17/foot for paving to an equal assessment per lot owner, regardless of lot size. This will require changing how the cost per lot is determined. Staff recommendation is that lot owners be assessed 25% of total project cost. This more closely aligns HART and HASWP Special Assessment District (SAD) procedures.
- 2) A new provision makes HART and HAWSP SADs subject to the availability of funds. This could be a problem sooner rather than later for HAWSP whose cash flow is committed to loan repayment.

Recommendations for Planning Commission review contained in Resolution 16-041:

There are a number of outstanding policy questions Council has brought up surrounding HART that this Ordinance does not address. Item 7 of the Purpose and Intent section of the HART Policy Manual requires the criteria for HART to be reviewed annually by the Transportation Advisory Committee, whose duties have been absorbed by the Planning Commission. Resolution 16-041 asks the Planning Commission for an extensive review focusing on:

1. Any specific differing criteria for the establishment of a sidewalk LID (now called a Special Assessment District or SAD)
2. Any recommendations/comments on incorporating maintenance costs into the HART
3. Readability of HART Policy Manual

Issues not addressed in Resolution 16-041:

HCC 17.04.100 triggers a new assessment when a lot is subdivided. This was not an issue for HART SADs currently, because the original assessments have a relation to lot size. The

rational is that when a lot subdivides, it is creating additional benefit from the improvement and should pay a fair share. City code says this new assessment is to be distributed back to the members of the district. This is difficult to do in practice and very administratively burdensome. Staff recommended a sunset on this clause for the natural gas HSAD. The Economic Development Advisory Commission has submitted a memo requesting this be changed for all special assessment districts.

Some councilmembers have articulated the desire for every lot to have an equal vote (currently votes are weighted by assessed value). This would solve the problem of one very large commercial lot being able to dictate the outcome for the rest of the district. However, the original intention of weighting the vote by assessed value was to give a preference to people who had a home and investment on the property (and are probably city residents living and working here) versus someone who has a vacant piece of property and may have no motivation to have a road improved or access to city utilities. Because of this, Resolution 16-041 as it is currently drafted does not change the way votes are calculated.

Column1	HART CURRENT	HAWSP CURRENT	HART RESOLUTION 16-041
Vote	Each lot owner is given a vote that is weighted by assessed value.	Each lot owner is given a vote that is weighted by assessed value.	Each lot owner is given a vote that is weighted by assessed value.
Cost	Lot owners are charged \$17/foot for paving and \$30/foot gravel reconstruction. Fixed cost for lot owners variable for City.	Every Lot pays the same (75% of project cost).	Every lot pays the same (25% of project cost).
Payment Schedule	10 Years	20 Years	10 Years
New Assessment Generated When Lot Subdivides?	No	Yes	Yes

Because of the details surrounding HART/HAWSP the topic can quickly become confusing. In order to give the public a chance to weigh in and Council time to come up with additional suggestions, a Public Hearing is scheduled for April 25.

- Enc:
- HART Policy Manual
- HASWP Policy Manual
- HCC 17.04.100

COMMENTS OF THE AUDIENCE
COMMENTS OF THE CITY ATTORNEY
COMMENTS OF THE CITY CLERK
COMMENTS OF THE CITY MANAGER
COMMENTS OF THE MAYOR
COMMENTS OF THE CITY COUNCIL
ADJOURNMENT

