

Economic Development Advisory Commission



**Regular
Meeting
January 9, 2018
Tuesday
6:00 p.m.**



City Hall Cowles Council Chambers

491 E. Pioneer Avenue

Homer, Alaska 99603



**NOTICE OF MEETING
REGULAR MEETING
AGENDA**

- 1. CALL TO ORDER, PLEDGE OF ALLEGIANCE- 6:00 p.m.**
- 2. APPROVAL OF THE AGENDA** **PAGE 3**
- 3. PUBLIC COMMENT REGARDING ITEMS ON THE AGENDA (3 minutes)**
- 4. RECONSIDERATION**
- 5. APPROVAL OF MINUTES**
 - A. Regular Meeting Minutes for November 7, 2017 **PAGE 5**
- 6. VISITORS/PRESENTATIONS (10 minutes)**
- 7. REPORTS (5 minute each)**
 - A. Marine Trades Association Report
 - B. Chamber Director Report
 - C. Pioneer Avenue Task Force Report
 - A. Staff Report **PAGE 11**
- 8. PUBLIC HEARING**
- 9. PENDING BUSINESS**
 - A. BR&E Survey
 1. Finalizing Top Local/ Regional Issues
 2. Finalizing BR&E-generated Topics
 - B. Land Allocation Plan
 1. Memorandum from Deputy City Planner Engebretsen to the EDC Re: 2018 Draft Allocation Plan **PAGE 13**
 2. 2018 Draft Land Allocation Plan **PAGE 17**
- 10. NEW BUSINESS**
- 11. INFORMATIONAL ITEMS**
 - A. City Manager's Report **PAGE 131**
 - B. Commissioner Attendance at City Council Meetings **PAGE 145**
- 12. COMMENTS OF THE AUDIENCE (3 minutes)**
- 13. COMMENTS OF THE CITY STAFF**
- 14. COMMENTS OF THE COUNCILMEMBER (If one is assigned)**
- 15. COMMENTS OF THE CHAIR**
- 16. COMMENTS OF THE COMMISSION**
- 17. ADJOURNMENT/ NEXT REGULAR MEETING IS SCHEDULED FOR TUESDAY FEBRUARY 13, 2018 at 6:00 p.m. in the City Hall Cowles Council Chambers located at 491 E. Pioneer Ave, Homer, Alaska.**

Session 17-09 a Regular Meeting of the Economic Development Advisory Commission was called to order by Chair Karin Marks at 6:01 p.m. on November 7, 2017 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and opened with the Pledge of Allegiance.

PRESENT: COMMISSIONERS MARKS, SANSOM, BROWN, KEISEL

ABSENT: COMMISSIONERS EVANS, GUSTAFSON, RICHARDSON, SPECIAL PROJECTS AND
COMMUNICATION COORDINATOR CARROLL (EXCUSED)

STAFF: COUNCIL MEMBER SMITH
DEPUTY CITY CLERK SMITH

AGENDA APPROVAL

MARKS/SANSOM- MOVED TO AMEND THE AGENDA TO ADDRESS PENDING BUSINESS AFTER NEW BUSINESS AND TO CHANGE THE ORDER OF NEW BUSINESS ITEMS TO A. WELCOME NEW BOARD MEMBER, B. APPOINTING CHAIR AND VICE CHAIR, AND C. MEETING SCHEDULE FOR 2018.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

KEISEL/SANSOM- MOVED TO APPROVE THE AGENDA AS AMENDED

There was no discussion

VOTE: NON OBJECTION: UNANIMOUS CONSENT

PUBLIC COMMENTS REGARDING ITEMS ON THE AGENDA

RECONSIDERATION

APPROVAL OF MINUTES

A. September 12, 2017 Regular Meeting Minutes

SANSOM/KEISEL- MOVED TO APPROVE THE MINUTES.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

VISITORS

REPORTS

- A. Marine Trades Association Report
- B. Chamber Director Report
- C. Pioneer Avenue Task Force Report

Chair Marks reported that she is a member of the Pioneer Avenue Task Force. She explained that the Pioneer Avenue Task Force will be coinciding with the Homer Chamber of Commerce in their clean up weekend specifically looking at garden maintenance. Chair Marks stated they are in need of volunteers to take on this responsibility throughout the summer. The Task Force will not be meeting for the winter months.

- D. Staff Report

Chair Marks stated that Special Projects and Communication Director, Jenny Carroll, is on her vacation in Africa. However, she did provide a staff report that will mostly be discussed in the BR&E Survey portion of the Agenda, under Pending Business.

PUBLIC HEARINGS

NEW BUSINESS

- A. Welcome New Board Member

Chair Marks welcomed Deborah Brown to the EDC Commission and offered Deborah to speak a few words if she wished. Deborah declined the offer.

- B. Appointing Chair and Vice Chair

Chair Marks opened the floor for nominations for the position of Chair.

SANSOM/KEISEL- MOVED TO APPOINT KARIN MARKS TO REMAIN CHAIR

There was no discussion

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion Carried

Chair Marks opened the floor for nominations for the position of Vice Chair.

MARKS/KEISEL- MOVED TO APPOINT ANNA SANSOM TO REMAIN VICE CHAIR

There was no discussion

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion Carried.

C. Meeting Schedule for 2018

Chair Marks brought attention to the Draft Resolution provided in the Meeting Packet. She explained the Economic Development Commission is scheduled to meet the second Tuesday of every month, but every year July and December become especially hard to gather a quorum. Her suggestion is to cancel the meetings in July and December, but leave all of the other meetings as are.

Commissioner Keisel offered her opinion that July and December are the most difficult times to get together, so she agrees with Chair Marks about cancelling the July and December meetings.

Commissioner Brown stated that she thinks it would be a good idea to cancel the July and December Meetings.

Commissioner Sansom explained that she also believes it would be a good idea to cancel now rather than later. She also wanted the commission to recognize that work sessions are very beneficial and if the commission needed to meet, a work session may be a way to do so.

SANSOM/BROWN- MOVED TO APPROVE THE 2018 MEETING SCHEDULE TO MEET EVERY SECOND TUESDAY OF THE MONTH AT 6:00PM EXCEPT FOR THE MONTHS OF JULY AND DECEMBER, IN WHICH THERE WILL BE NO REGULAR MEETINGS.

There was no discussion

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion Carried

Chair Marks commented that the Economic Development Committee will not be able to gain a quorum for the December meeting for 2017. She suggested that the Commission cancel the December meeting and plan a work session instead.

SANSOM/KEISEL- MOVED TO CANCEL THE DECEMBER 12TH REGULAR MEETING DUE TO LACK OF QUORUM.

There was no discussion

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion Carried

PENDING BUSINESS

A. BR&E Survey

Chair Marks brought attention to Jenny Carroll's staff report and explained the procedure Jenny used during the narrative portion of the survey. She explained that it is very critical that the Commissioners look at each individual narrative answer and gather their own interpretations of them. Their goal is to

gather the three or four most important issues that the City can work on to improve Economic Development. When reporting the findings to City Council in January the goal is to have a one page written document with as much information as possible, but “red flag” certain issues that the Economic Development Commission would like to try and pursue.

Chair Marks commended Jenny Carroll for her hard work and her simplicity with combining the narrative data. Her understanding when she read through all of the answers was that town appearance was one of the biggest issues, but after looking at Jenny’s data she sees that town appearance is number three on the list and that sales tax was the biggest issue among the responders.

Commissioner Sansom asked if we could group town appearance and accessibility/ green space into the same category. She explained that if we grouped those two issues together, there would be room for another issue on the final report.

Chair Marks feels that grouping is a big portion of what still needs to be done, which can be done at the next work session. She went on to explain the data and the way it was collected, giving a brief overview of the survey.

Commissioner Sansom reiterated her belief that if the commission starts grouping together like issues, they will be able to fit more issues onto the report for the Council Meeting.

Council Member Smith commented that he had a chance to sit down with Jenny and discuss the BR&E Survey before she left. He explained that Jenny was surprise that quality of life was such a big issue. He cautioned the Commission to go through the issues carefully to make sure the issues being brought up are something that the City can feasibly try to accomplish and what is within the City’s power to do. He also suggested that the issues outside of the City’s power, be suggested as a Community project.

Commissioner Sansom responded that in the last work session there was copious amount of talk about what the way they would present their data to City Council. They want to make sure they specify what the City can try to accomplish and what is outside of the City’s power.

Council Member Smith also stated that Jenny mentioned to him before she left that this data analysis was through her eyes. He feels it is important to read through the narrative answers and get your own interpretation of the data.

The Commission briefly discussed background of the BR&E Survey and the process moving forward.

INFORMATIONAL ITEMS

A. City Managers Report

B. Commissioner Attendance at City Council Meetings

Chair Marks said she could try to be at the meeting on November 27, 2017 since the rest of the Commission will be absent. She urged the rest of the Commission to come forward and volunteer to go to City Council Meetings starting in the New Year.

COMMENTS OF THE AUDIENCE

COMMENTS OF CITY STAFF

COMMENTS OF THE COUNCILMEMBER

COMMENTS OF THE CHAIR

COMMENTS OF THE COMMISSION

ADJOURN

There being no further business to come before the Commission the meeting adjourned at 6:52p.m. The **NEXT REGULAR MEETING IS SCHEDULED FOR Tuesday, January 9th, 2017 at 6:00 p.m.** at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

HAYLEY SMITH, DEPUTY CITY CLERK

Approved: _____



City of Homer

www.cityofhomer-ak.gov

Administration

491 East Pioneer Avenue
Homer, Alaska 99603

(p) 907-235-8121 x2222

(f) 907-235-3148

Memorandum

TO: Economic Development Advisory Commission
FROM: Jenny Carroll, Special Projects & Communications Coordinator
DATE: January 4, 2018
SUBJECT: January 9, 2018 Regular EDC Meeting

Thanks for everyone's input at the January 4th BR&E Worksession.

Besides reviewing and providing any recommendations for the Land Allocation Plan (see memo from Julie Engebretsen, Deputy City Planner), the main agenda item of the January 9th regular meeting will be to finalize BR&E-generated topics the EDC will focus on in the upcoming year for reporting to Council and to complete the BR&E report.

I will have a lay-down of the updated BR&E report at the meeting for your review and comments.

The EDC has a 10-minute slot on the January 22nd City Council meeting agenda to present the BR&E report, findings and EDC's proposed directions. I recommend one or two Commissioners sign up to make the presentation. I am available to work with you on it prior to the Council meeting.

Finally, I hope to see as many of you that can make it at the Industry Outlook Forum hosted by the Kenai Peninsula Economic Development District, Wednesday January 10th at the Soldotna Regional Sports Complex. For information and to register: <https://kpedd.org/2018-industry-outlook-forum/>



City of Homer

www.cityofhomer-ak.gov

Planning

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Homer, Alaska 99603

Planning@ci.homer.ak.us

(p) 907-235-3106

(f) 907-235-3118

TO: Economic Development Advisory Commission
FROM: Julie Engebretsen, Deputy City Planner
DATE: December 20, 2017
SUBJECT: 2018 Draft Land Allocation Plan

Background

The Land Allocation Plan is a catalogue of City owned properties. Each year, the City Council reviews and approves which city properties should be made available for lease through the Land Allocation Plan. Sometimes Council decides to sell lands, or the Administration brings forward any land management issues that need to be addressed. Each Commission provides comments by memorandum to the Council. Council will consider the comments, and then passes a resolution adopting the draft plan for the year. Typical actions include leasing lands, selling lands, or providing direction to staff on land management problems and opportunities.

Most City leasing occurs on the Spit and at the airport terminal. The Port and Harbor Commission usually provides the most detailed comments about the Spit, as they typically are most familiar with area operations and long term leases.

Changes to the Land Allocation plan:

- With Council approval, the lots on page A-2 will be moved to Port Facilities in section C. These lands are not available for long term lease per previous Council resolutions. But they can be leased for short term use under the Port Tariff.
- The airport is now included, to increase transparency on airport leases and business opportunities.

Requested Actions:

1. Recommend any lands the City should offer for lease, that are not already in Section A.
2. Comment on the Lease Committee recommendations

Lease committee recommendations:

- Make Lot 11 available for lease (A-2). Currently other than the tower lease, the lot is only available for short-term lease.
- Include the following information on each applicable lot: "Prior to a long-term lease the site is appraised. The appraised lease rates for uplands is approximately \$0.90 per square, per annum. Lease rates vary, so contact the Harbor Office at 907-235-3160."

Attachment: 2018 Draft Land Allocation Plan

2018 Draft Land Allocation Plan Spit Map

Only this lot is available for long term lease along
Freight Dock Rd



2018 DRAFT Land Allocation Plan City of Homer

Adopted by Resolution 18-XX



Parking Management on the Homer Spit

Table of Contents

Sections

- A. Lands Available For Lease**
- B. Leased Lands**
- C. Port Facilities**
- D. City Facilities and other city lands**
- E. Parks, Green space, cemeteries**
- F. Bridge Creek Lands**
- G. Conservation Easement Lands**

Index—City lands listed by parcel number (not included in draft)

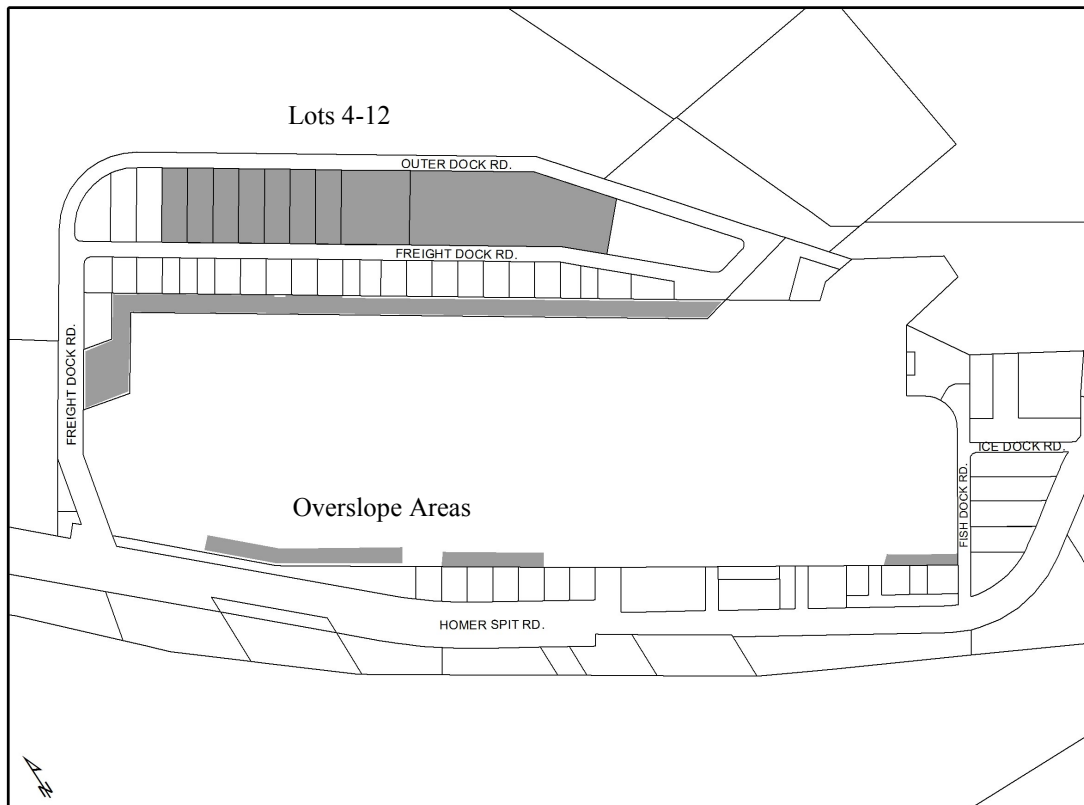
Appendix - Homer Harbor Map

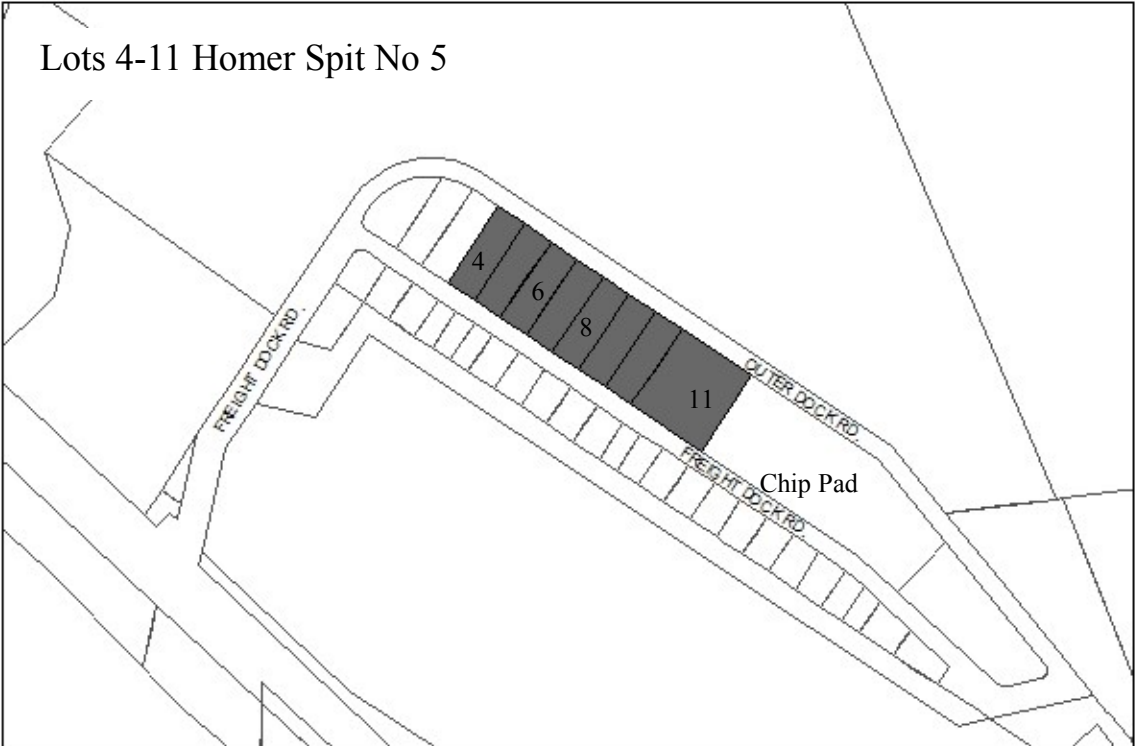
Note: Any lands not included in this document are listed in the previous version of the Land Allocation Plan, and their designations carry forward to this plan.

Section A

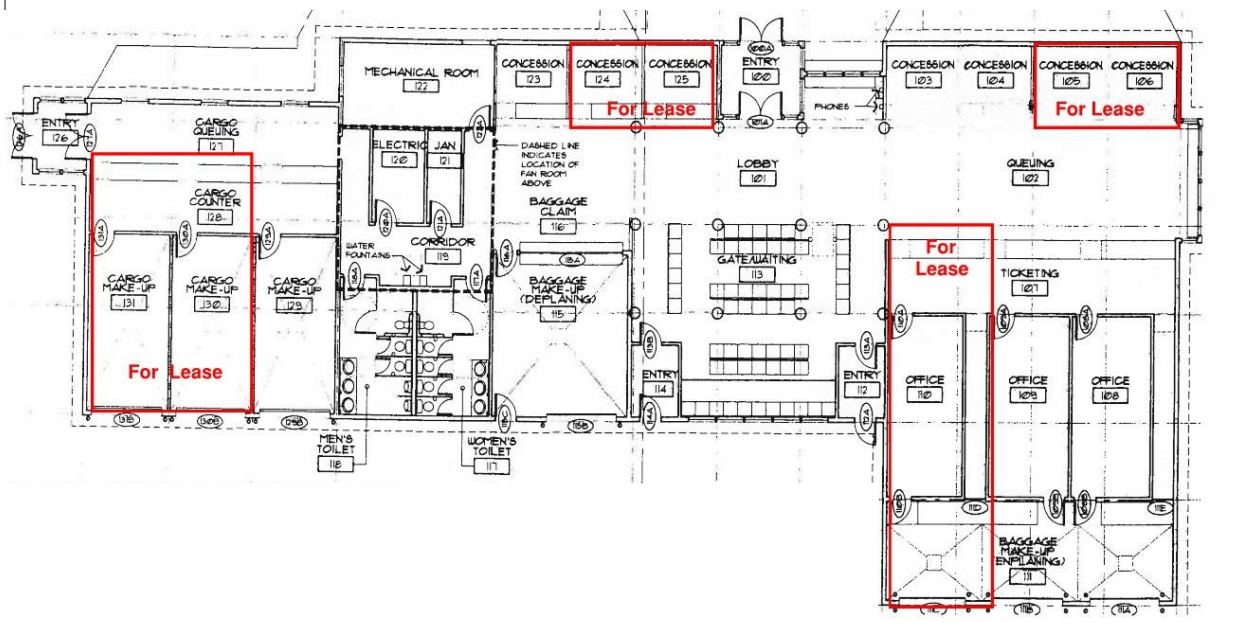
Lands available for lease

The following lots, and select areas within the Homer Airport, are available for lease in 2018. Lease procedures follow the City of Homer Lease Policy, and City Code.



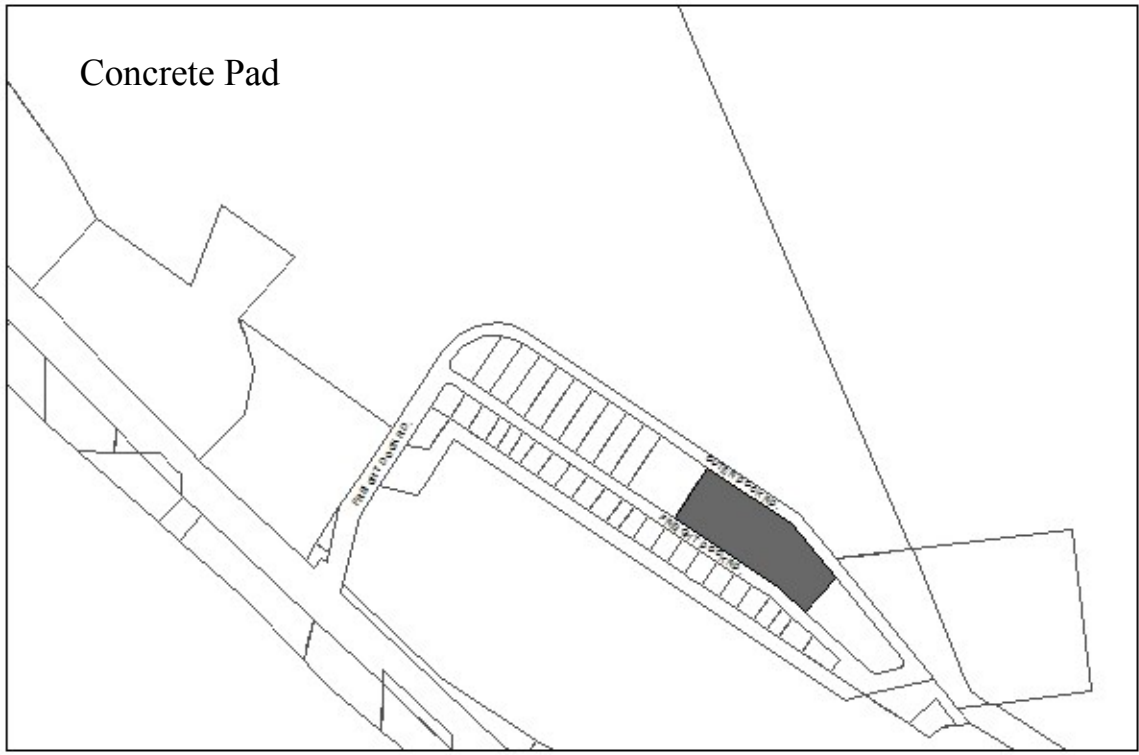
<p>Lots 4-11 Homer Spit No 5</p> 	
<p>Designated Use: Lease Lands Acquisition History:</p>	
<p>Area: 6.47 acres. Small lots are 0.67 acres, large lot is 1.78 acres</p>	<p>Parcel Number: 181032 23-30</p>
<p>2012 Assessed Value: \$1,742,400. Smaller lots valued at \$189,700. One large lot valued at \$414,500</p>	
<p>Legal Description: Homer Spit Subdivision No. 5 Lots 4 through 11</p>	
<p>Zoning: Marine Industrial</p>	
<p>Infrastructure: Water, sewer, paved road access</p>	<p>Address:</p>
<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>	
<p>Finance Dept. Code:</p>	

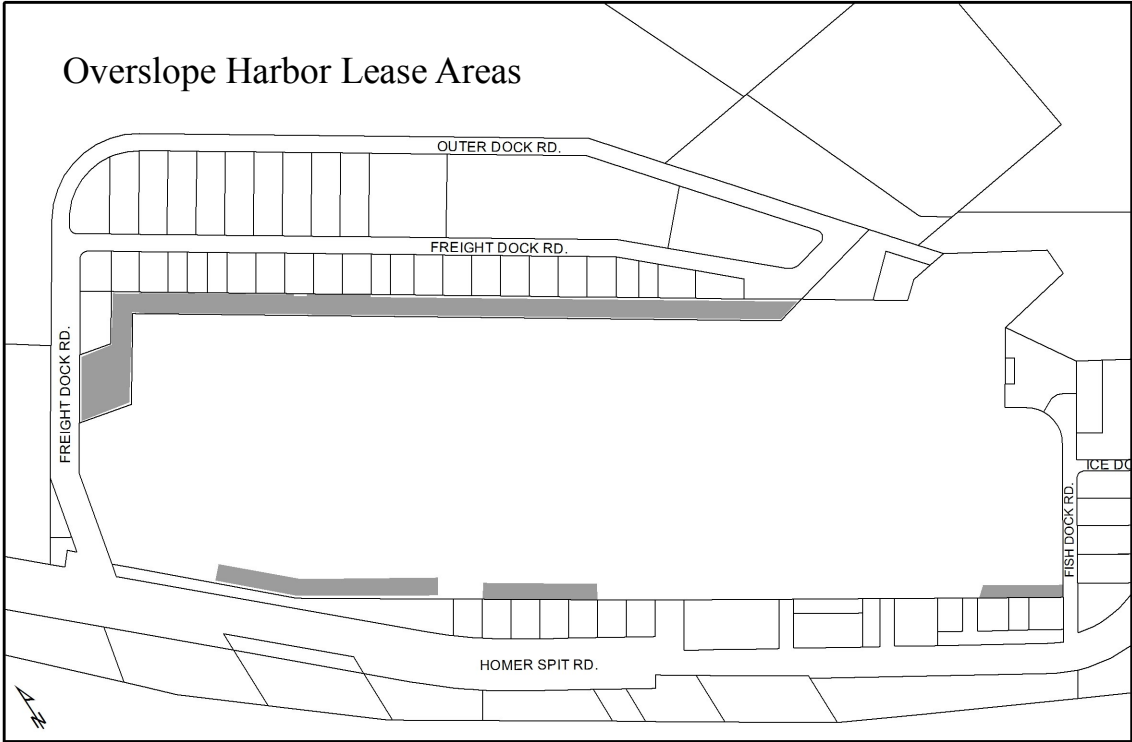
Homer Airport Terminal



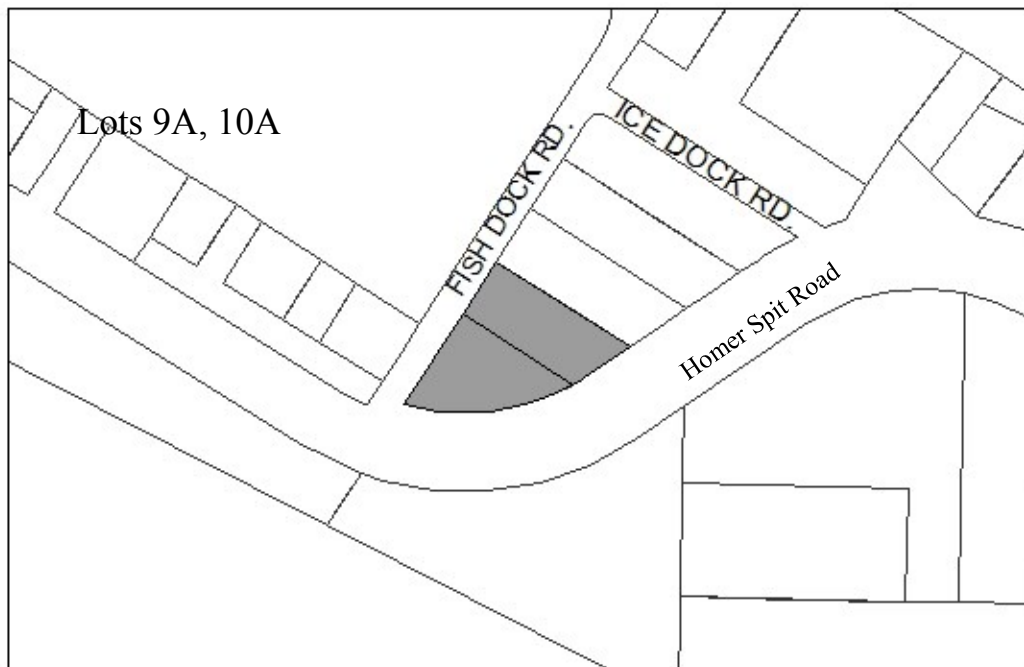
Designated Use: Airport
Acquisition History:

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



Designated Use: Lease Resolution 17-33	
Area:	Parcel Number:
Legal Description:	
Zoning: Marine Commercial and Small Boat Harbor Overlay	
Infrastructure:	Address:



Designated Use: Leased
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:

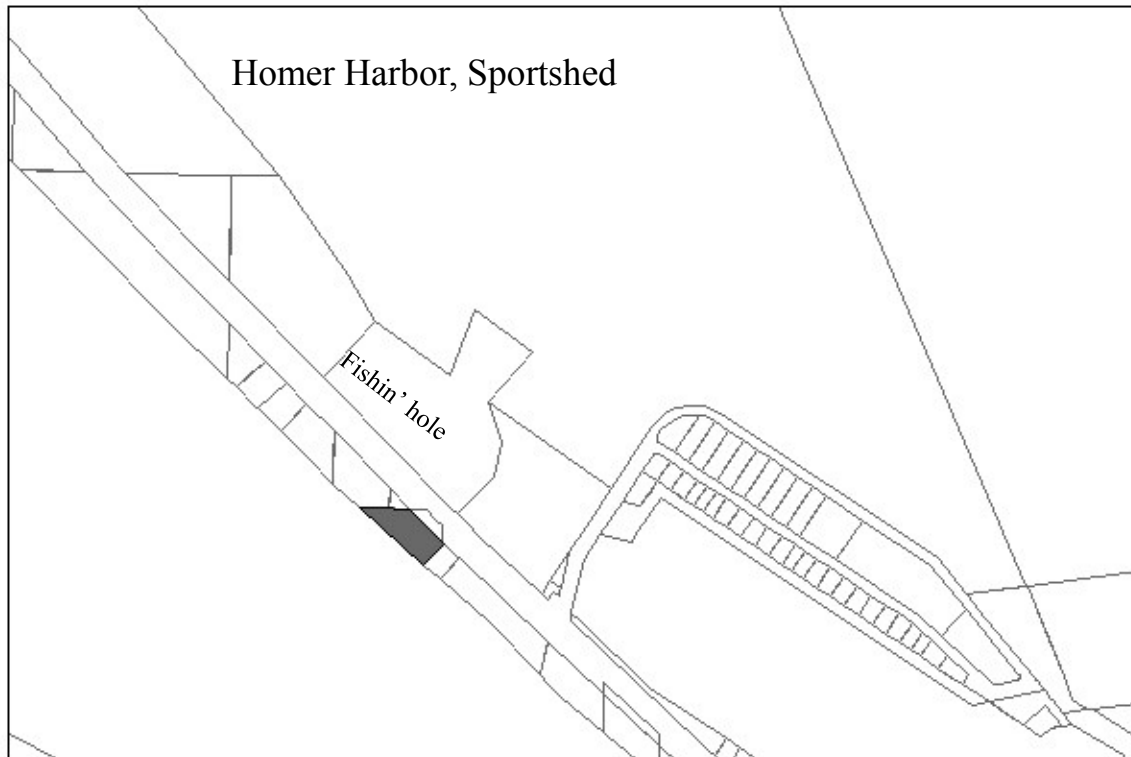
Former Manley building lots.

Finance Dept. Code:

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: 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

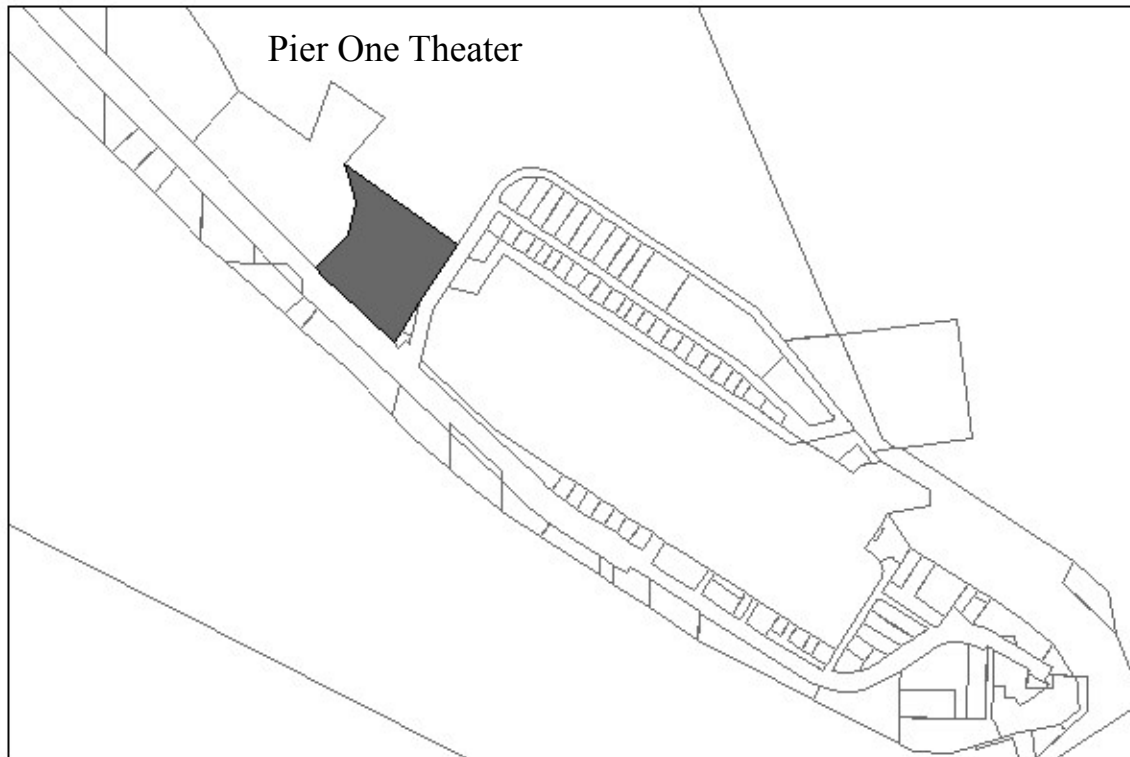
Infrastructure: Paved road, water and sewer.

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

This is a large parcel that is used several ways.

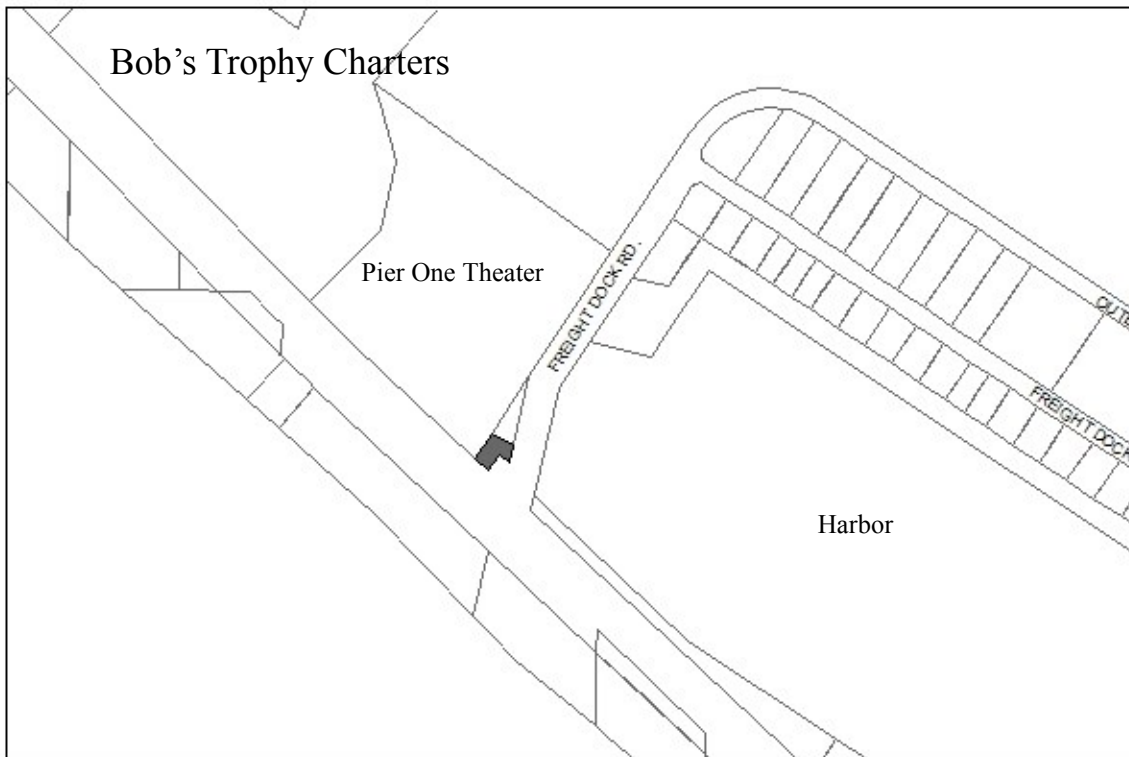
- Dredge spoils dewatering and storage, winter barge haul out activity
- City RV park/campground, and access to the only public RV dump on the spit
- Pier One Theater Lease. Theater leases the building only; not the land. Resolution 89-36A.

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)

Resolution 13-020: Designated the north east corner of the lot for use as a trailhead for the Kachemak Bay Water Trail.

Leased to: Pier One Theater
Resolution 2016- 118, 5 Year lease.

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

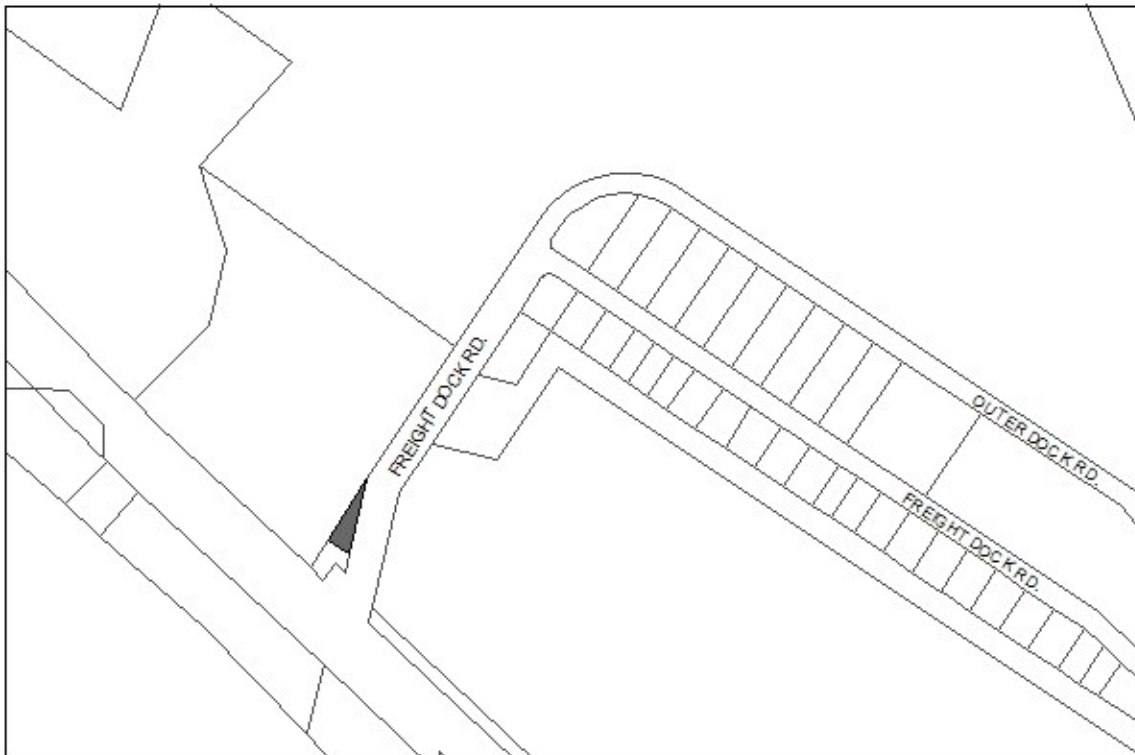
Leased to: Kachemak Corporation (Bob's Trophy Charters)

Expiration: March 31, 2018, no options

Resolution 16-116 authorized a new lease with the new owner for 20 years with two 5 year options..

Lease expires 2036.

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

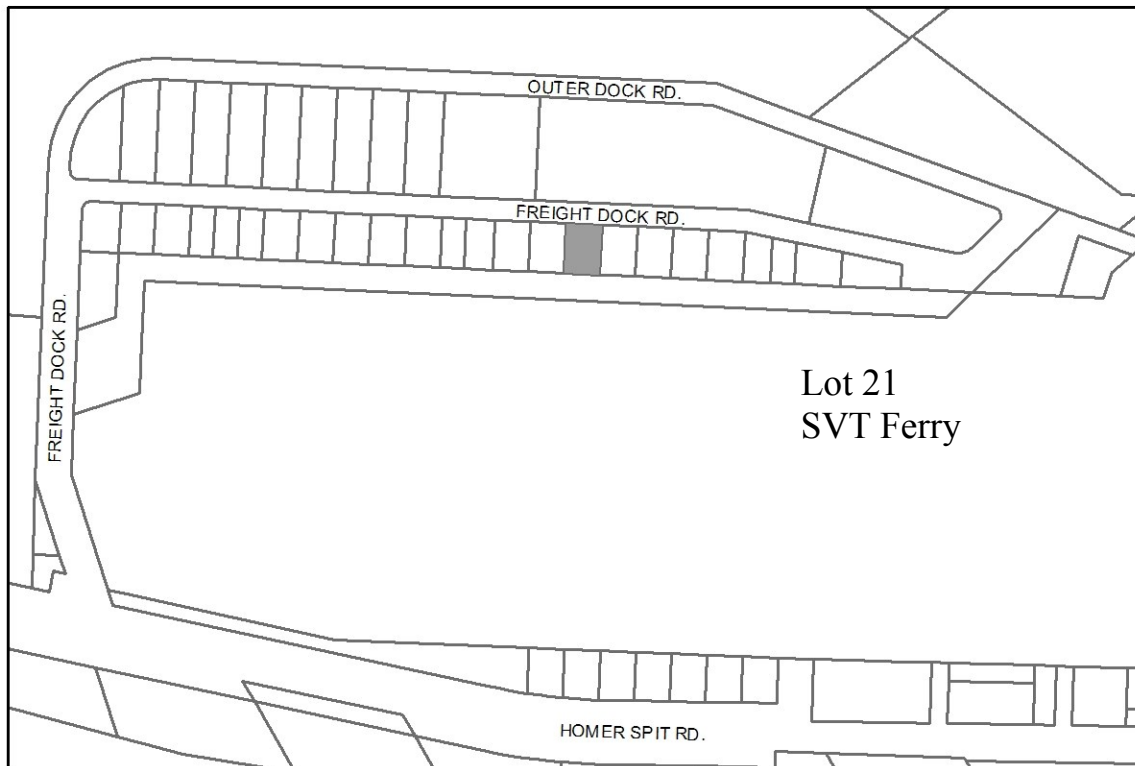
Wetlands: N/A

Infrastructure: Water, sewer, paved road access

Address: 1114 Freight Dock Road

Leased to: L.H. and Marcia Pierce. Sportsman Supply/RV
Expiration: April 1, 2038,.

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

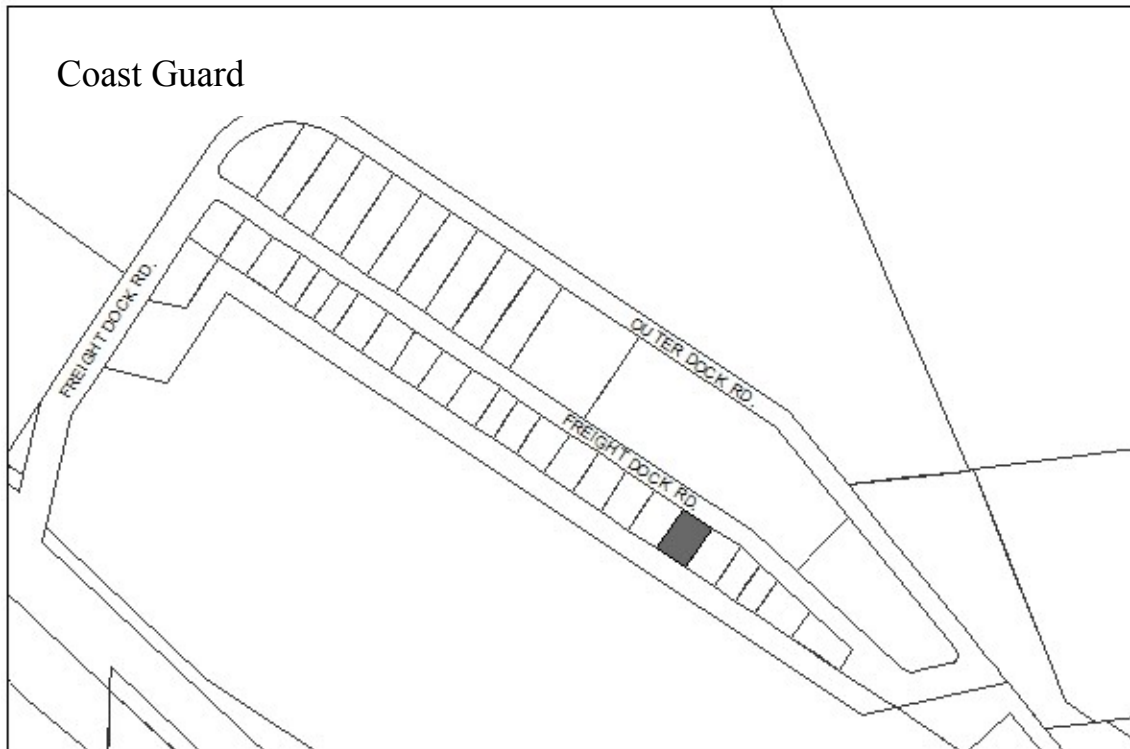
Wetlands: N/A

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

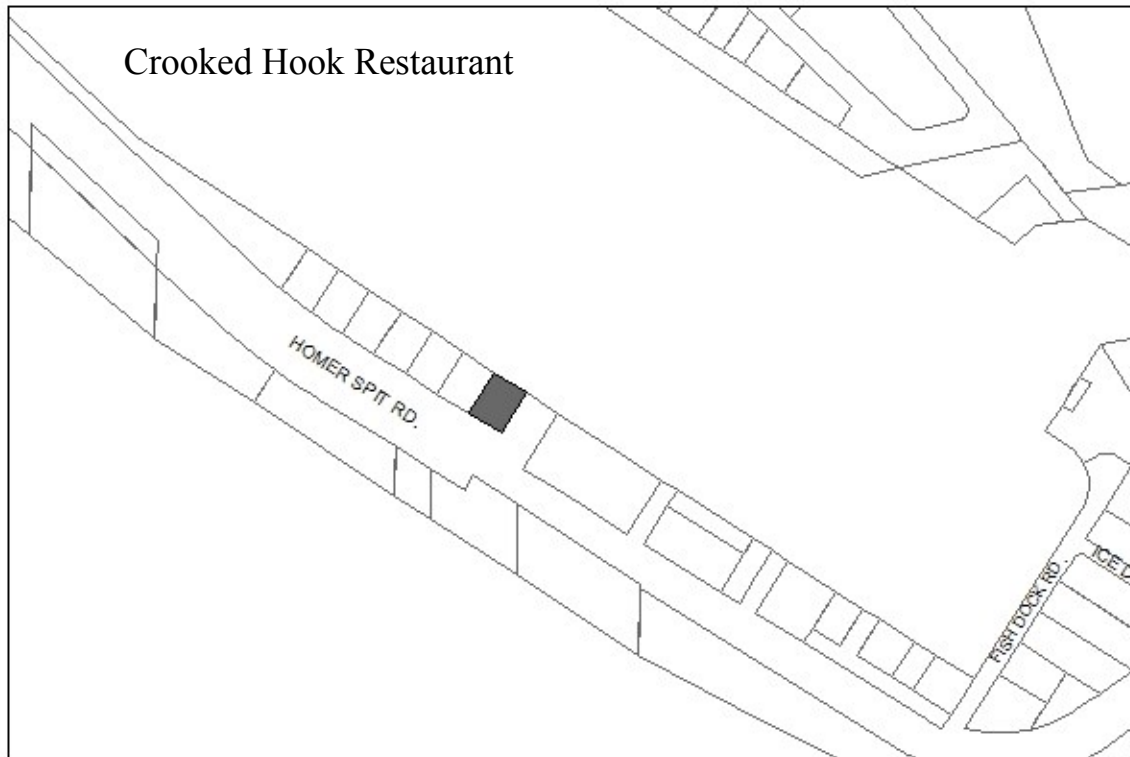
Address: 4373 Freight Dock Rd

Leased to: USCG

Lease Renewal Options: None

Expiration: September 30, 2026

Finance Dept. Code:



Designated Use: Leased Land
Acquisition History:

Area: 12,700 sq ft

Parcel Number: 18103316

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

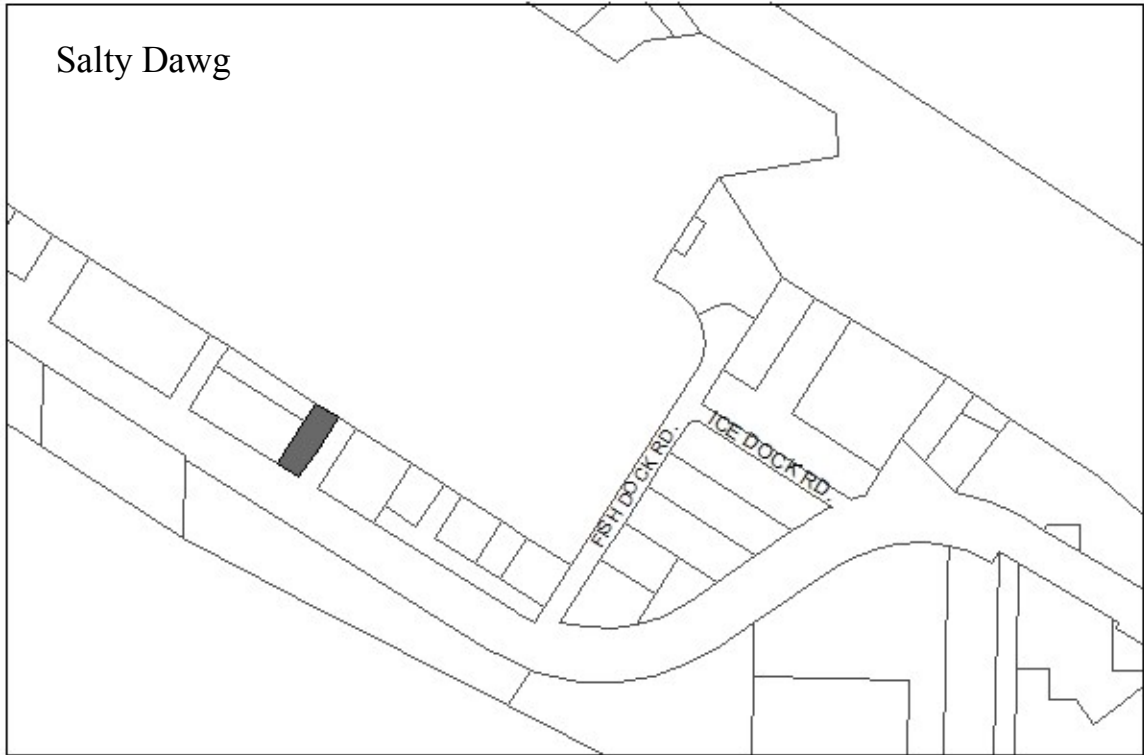
Wetlands: None

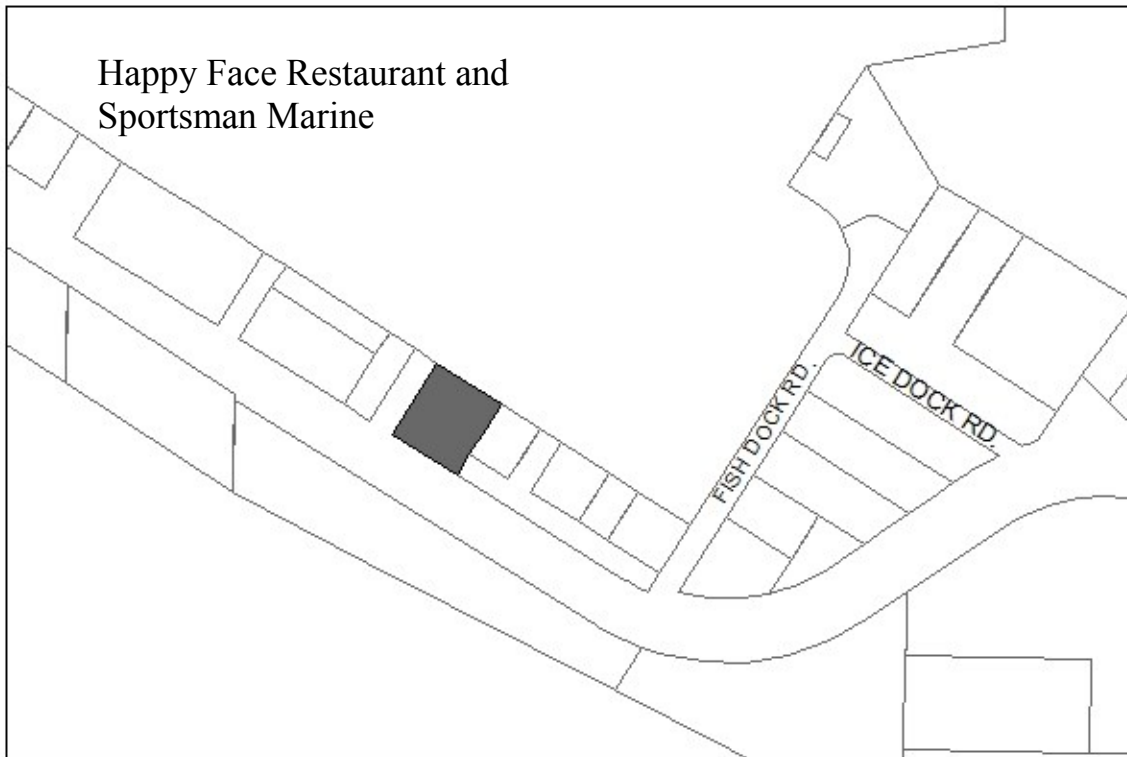
Infrastructure: Paved road, water and sewer

Address: 4262 Homer Spit Road

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
Leased to: John Warren, Salty Dawg Expiration: 1/31/2026. No options.	
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

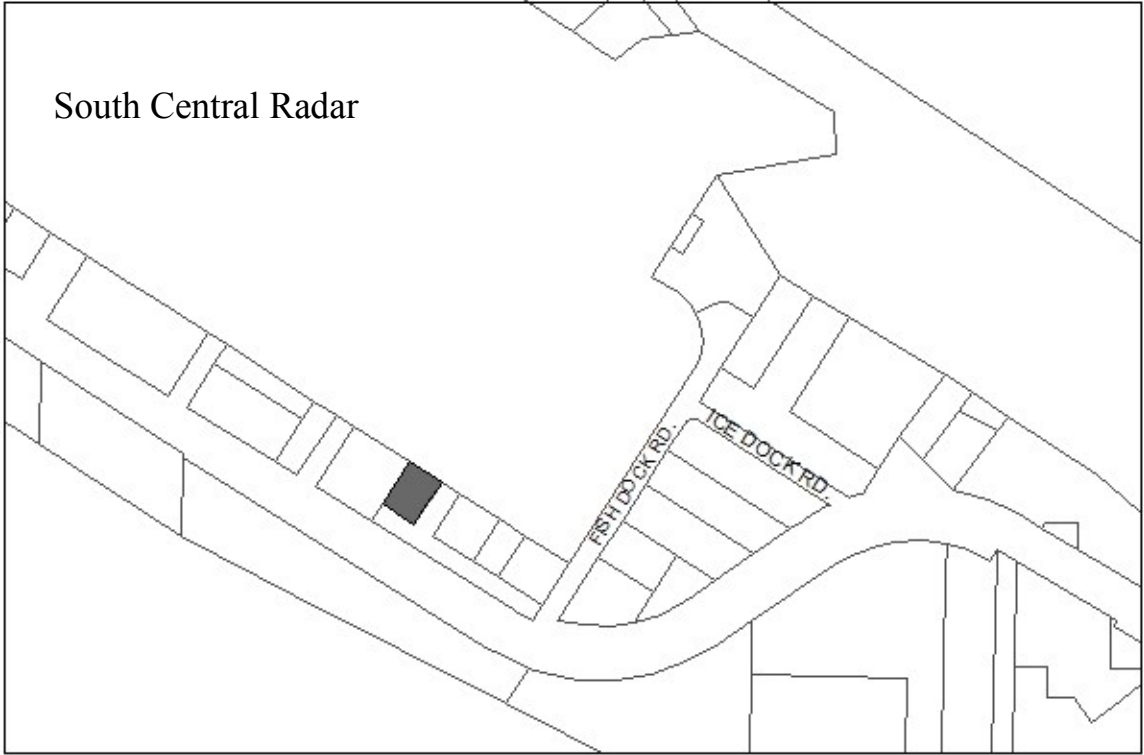
Wetlands: None

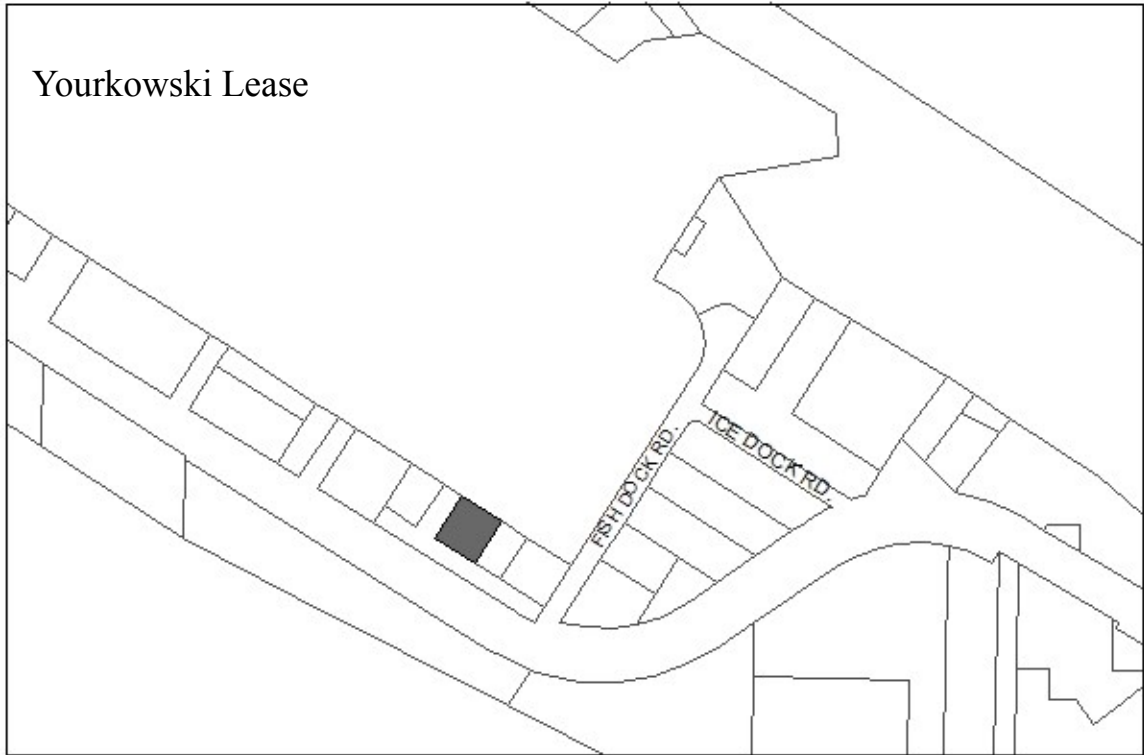
Infrastructure: Paved road, water and sewer.

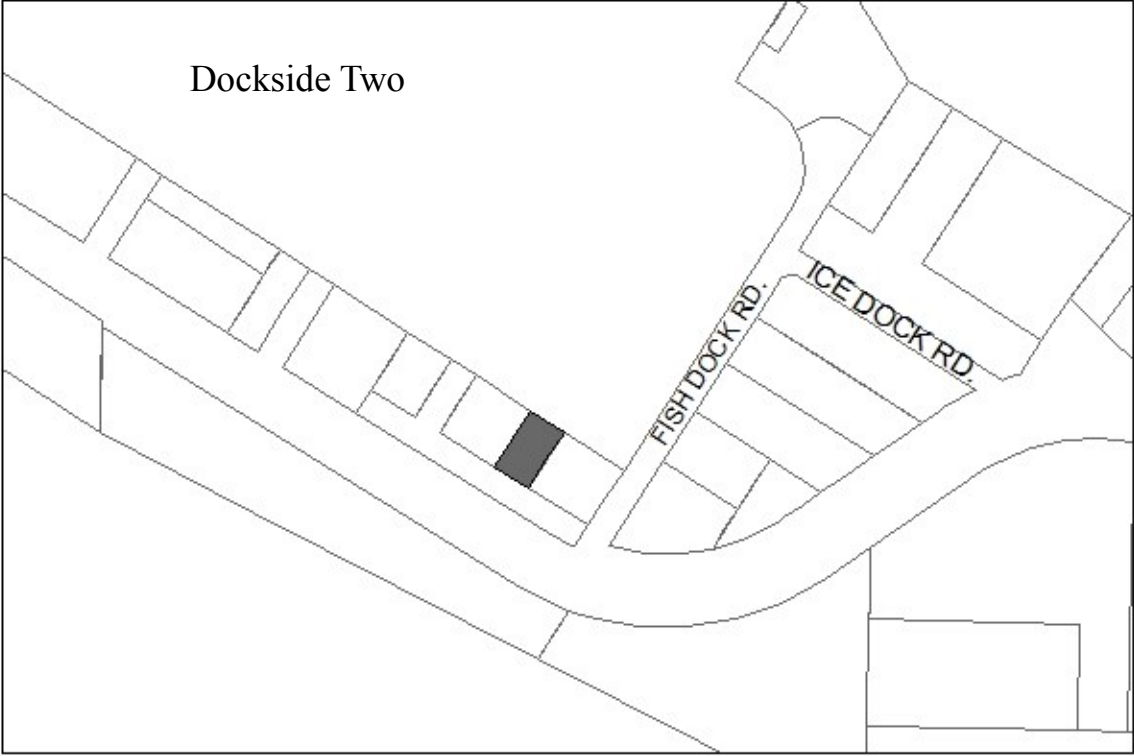
Address: 4400 Homer Spit Road

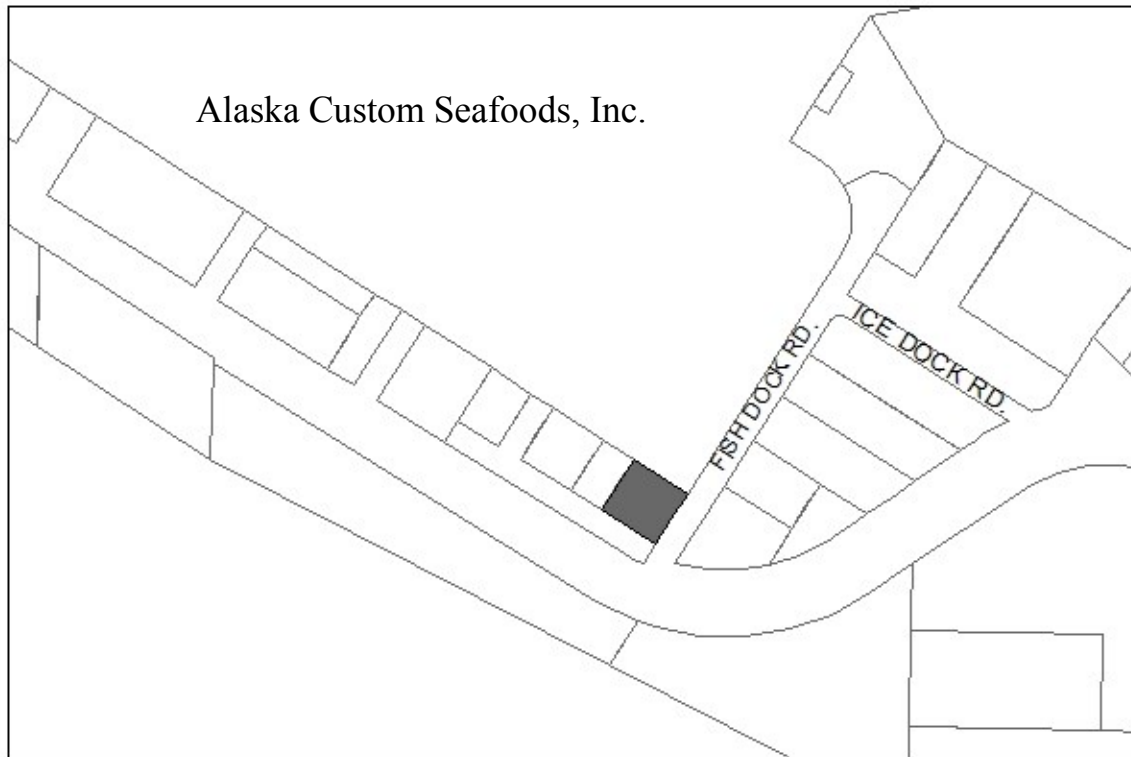
Leased to: Happy Face Restaurant and Sportsman Marine
 Expiration: 5/15/2034. Two, 5 year options.

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
Leased to: Mark & Laura Zeiset dba South Central Radar Expiration: 11/1/2022, two additional 5 year renewal options	
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
Leased to: Mike Yourkowski Lease Renewal Options: one 10 year renewal option. Expiration: 11/30/15, plus renewal option. Leaseholder is exercising options.	
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 Dockside Two dba Kachemak Bay Seafoods Expiration: 2027, 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

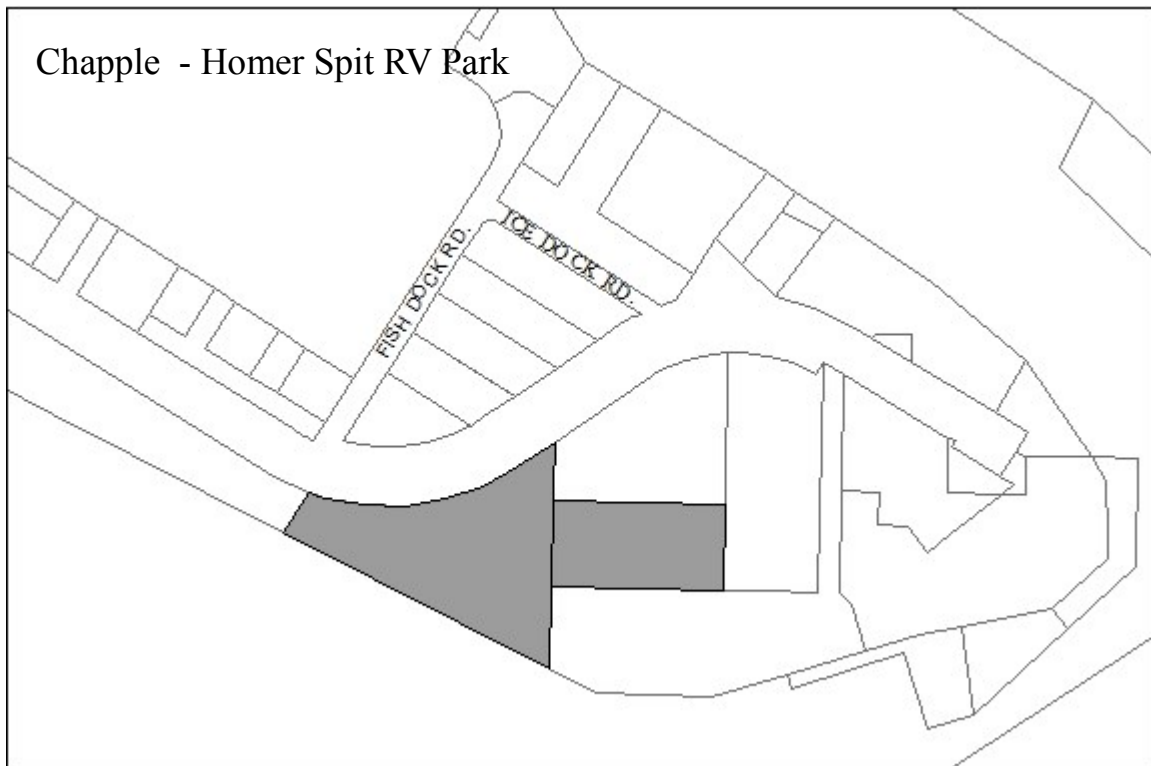
Wetlands: None

Infrastructure: Paved road, water and sewer.

Address: 4474 Homer Spit Road

Leased to: Brad Faulkner DBA Alaska Custom Seafoods, Inc. Expires 2043.

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

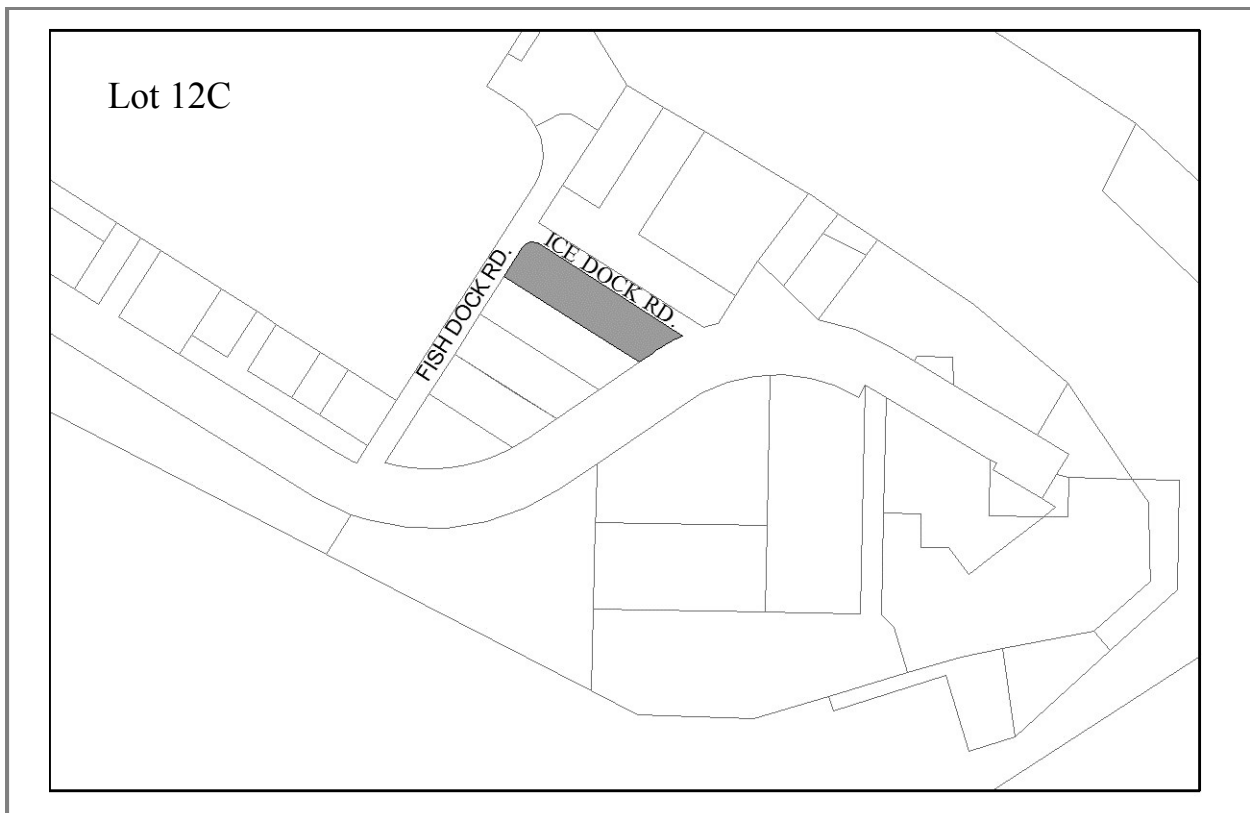
Wetlands: None

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

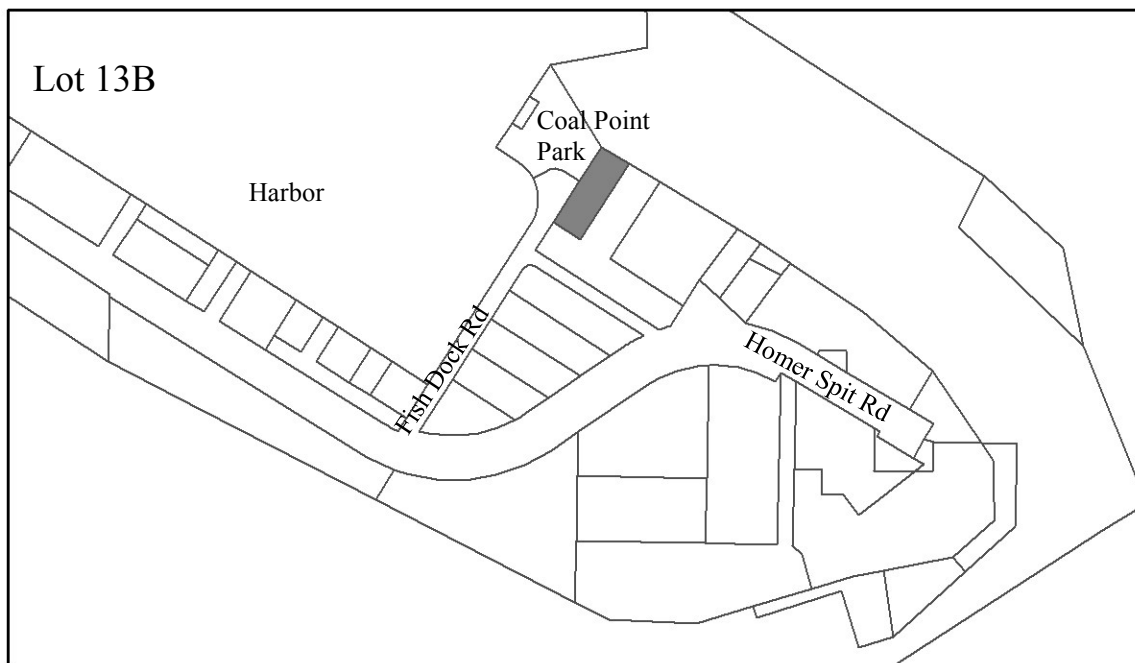
Zoning: Marine Industrial

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

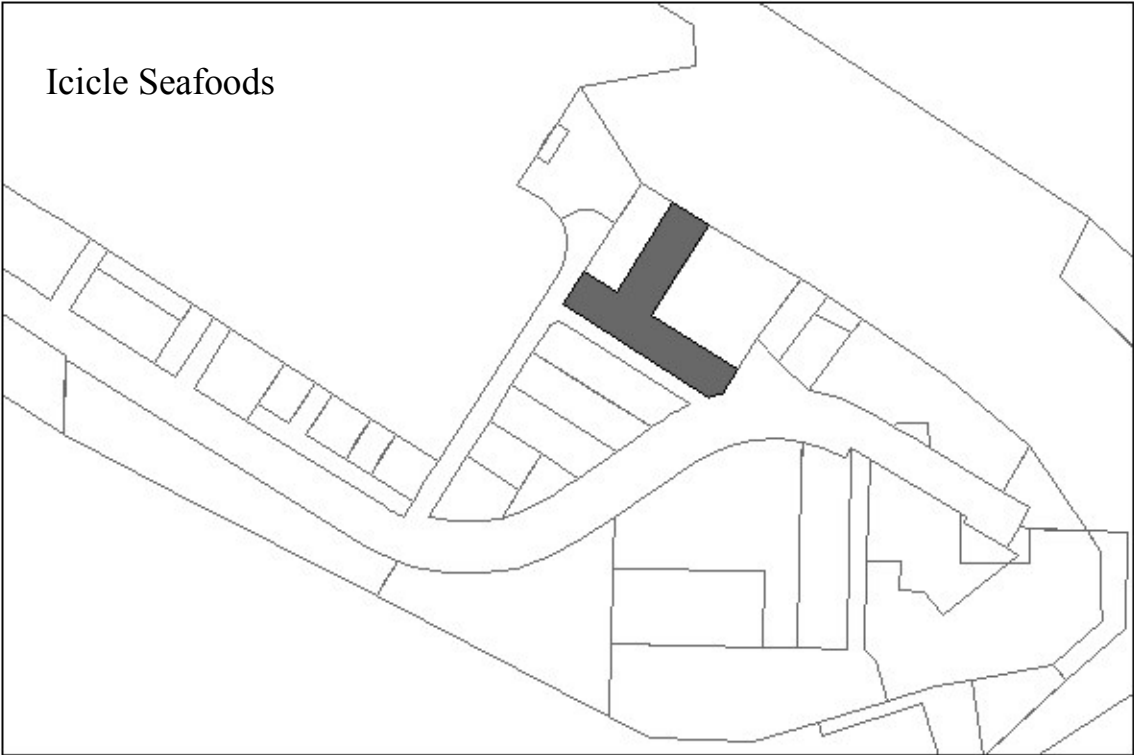
Infrastructure: Water, sewer, paved/gravel road access

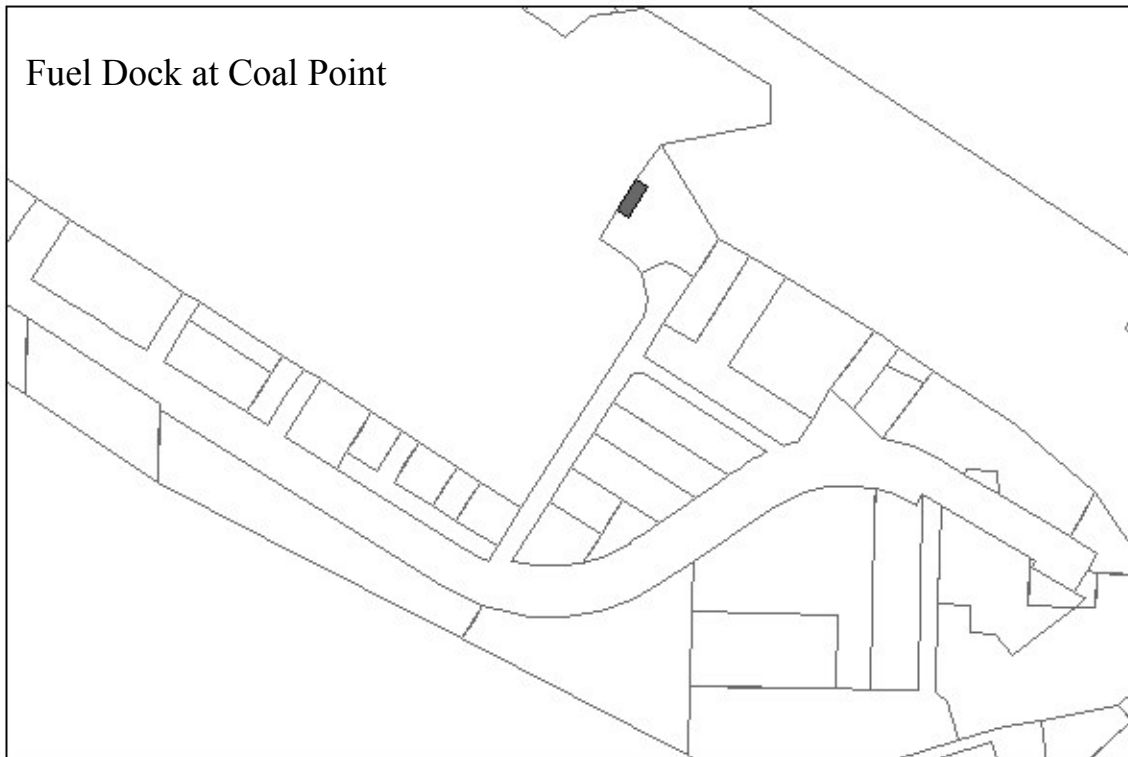
Address: Fish Dock Road

Former Porpoise Room lot. Fisheries use encouraged but not required.

Resolution 14-043, 20 year lease with two five year options. Snug Harbor.
 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
Leased to: Icicle Seafoods, Inc Expiration: 2037 with options..	
Finance Dept. Code:	



Designated Use: Leased Land
Acquisition History:

Area: 0.07 acres

Parcel Number: 18103427

2012 Assessed Value: \$476,100 (Land: \$31,100 Structure: \$476,100)

Legal Description: HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED THAT PORTION OF COAL POINT MONUMENT PARK AS PER LEASE AGREEMENT 187 @ 921

Zoning: Marine Industrial

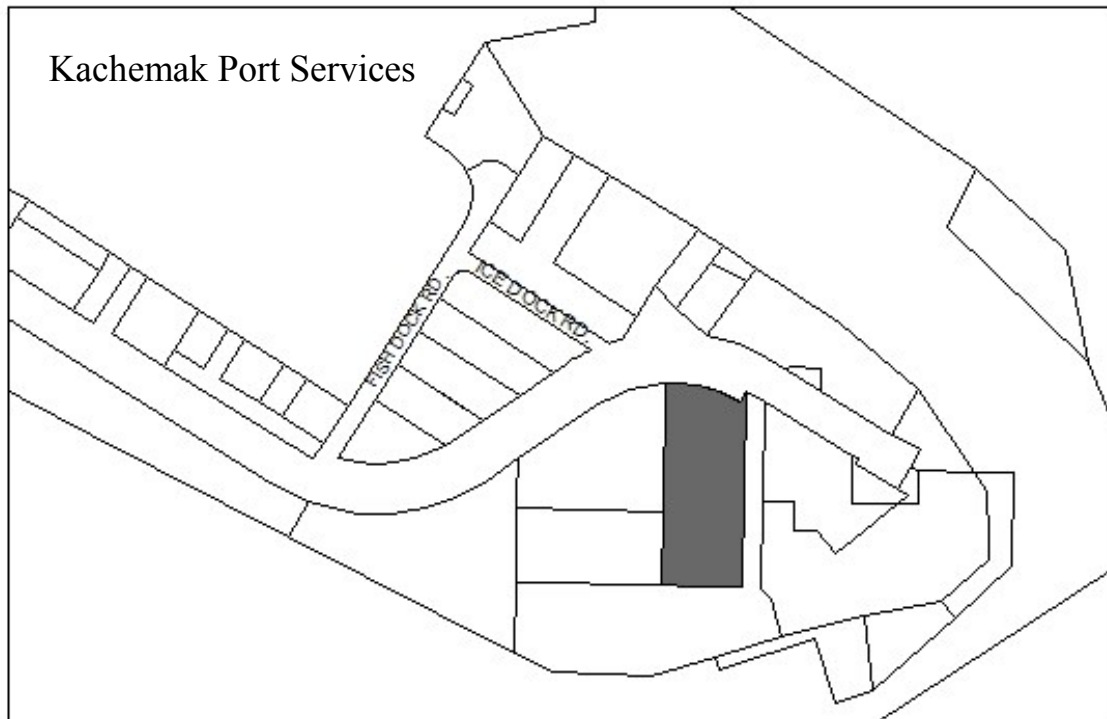
Wetlands: None

Infrastructure: Paved road, water and sewer.

Address: 843 Fish Dock Road

Leased to: Harbor Enterprises/Terminal Oil Sales. Coal Point Fuel Dock.
 Expiration: 11/30/2018. No options left.

Finance Dept. Code:



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

Infrastructure: Water, sewer, paved road access

Address: 4667 Homer Spit Road

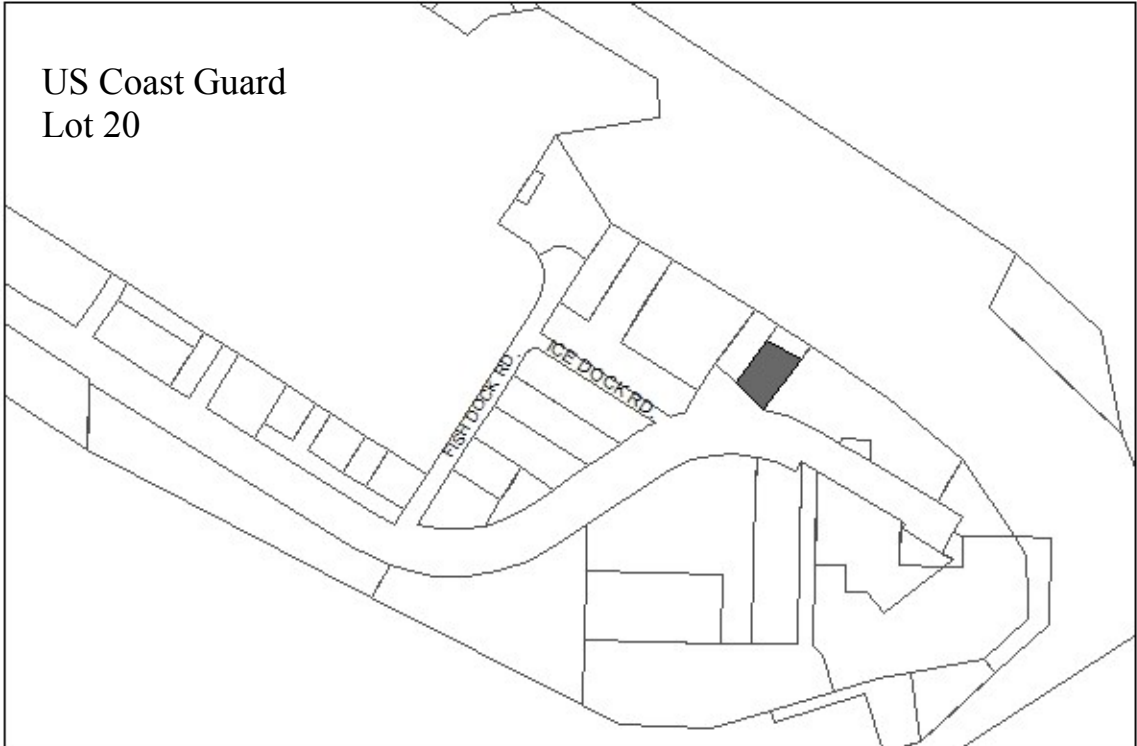
Leased to:

ACS MACTel lease: Expires 11/21/2033 with two additional one year options. (875 sq ft lease)

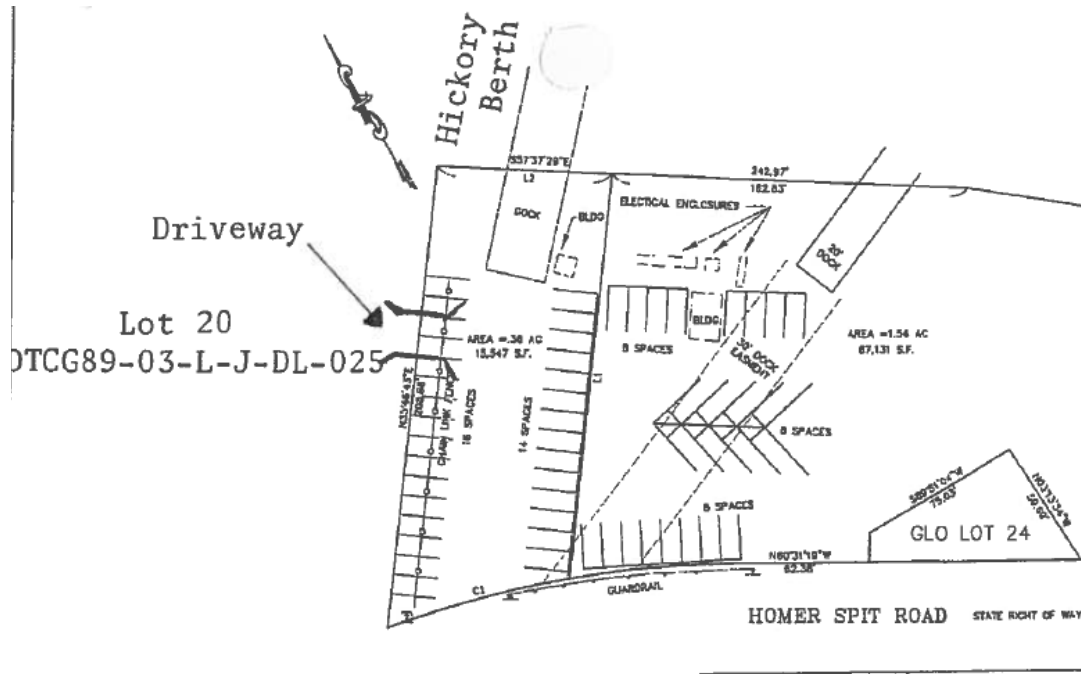
Alaska Marine Highway lease: Alaska Marine Highway System to built a warehouse to support ferry operations, summer 2011. Lease expires 2060. (16,000 sq ft leased)

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

Finance Dept. Code:

 <p>US Coast Guard Lot 20</p>	
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

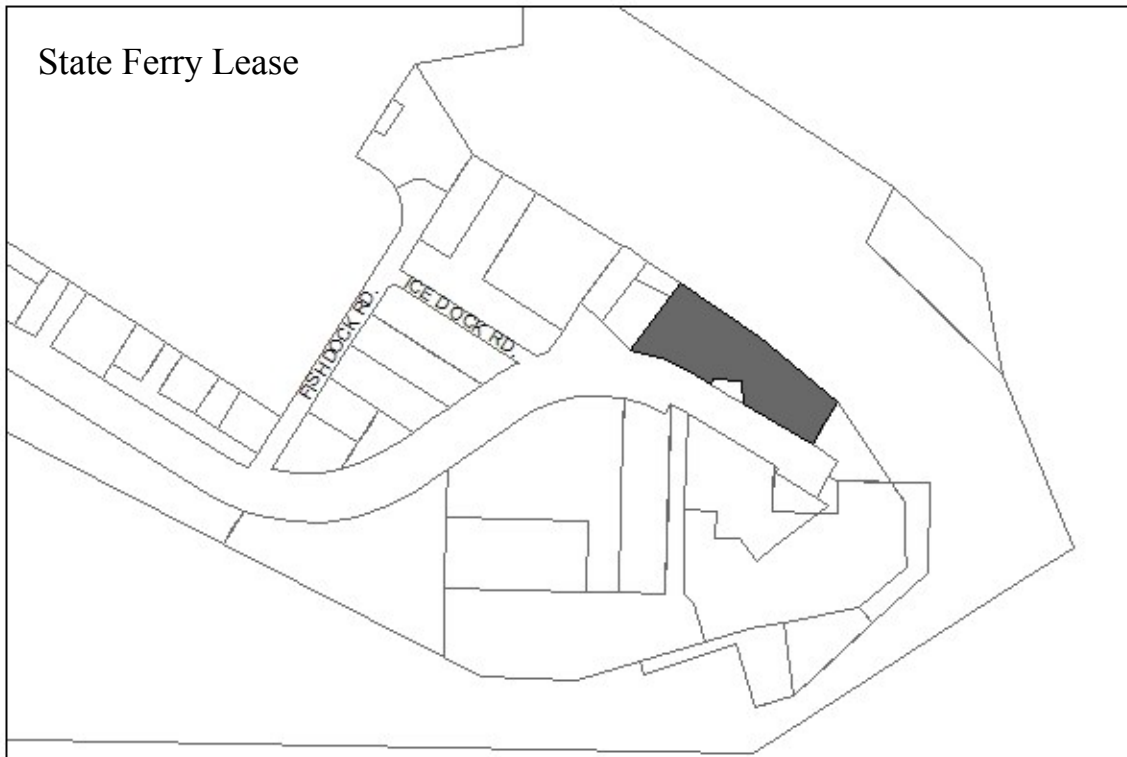


See page B-25. This lease is a portion of the Pioneer Dock.

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

Leased to: Coast Guard. Expiration September 30, 2022. DTCH89-03-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.

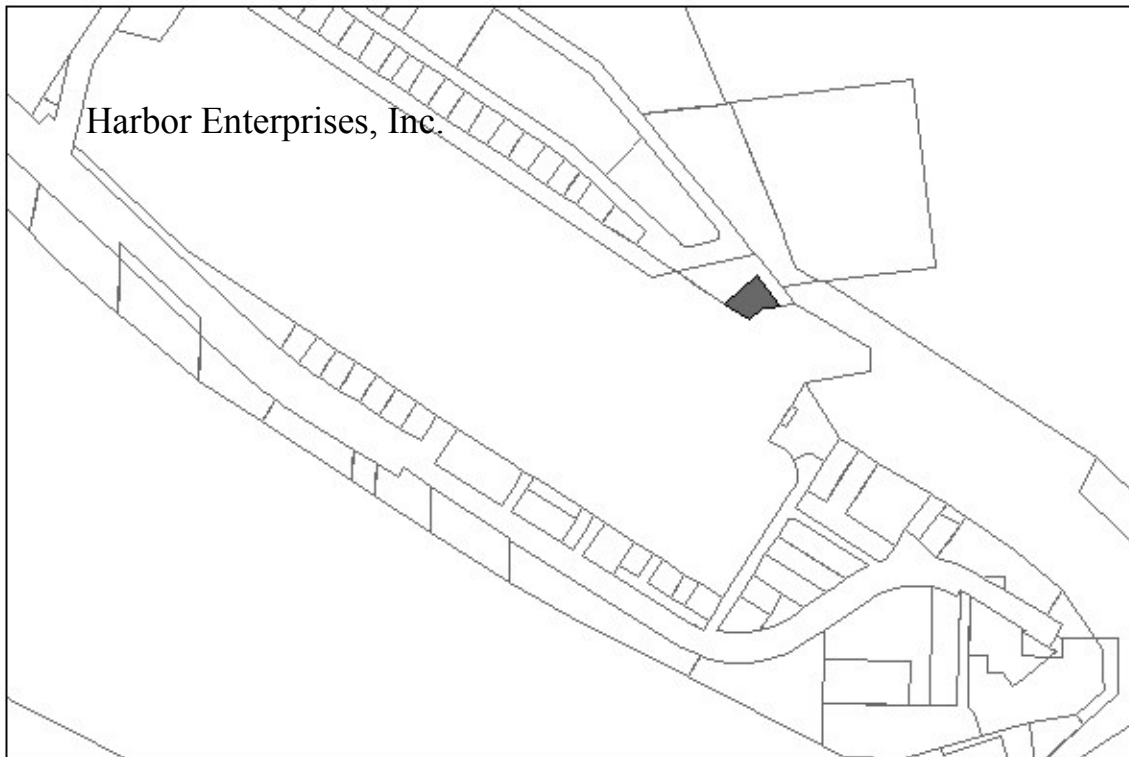
Address: 4690 Homer Spit Road

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

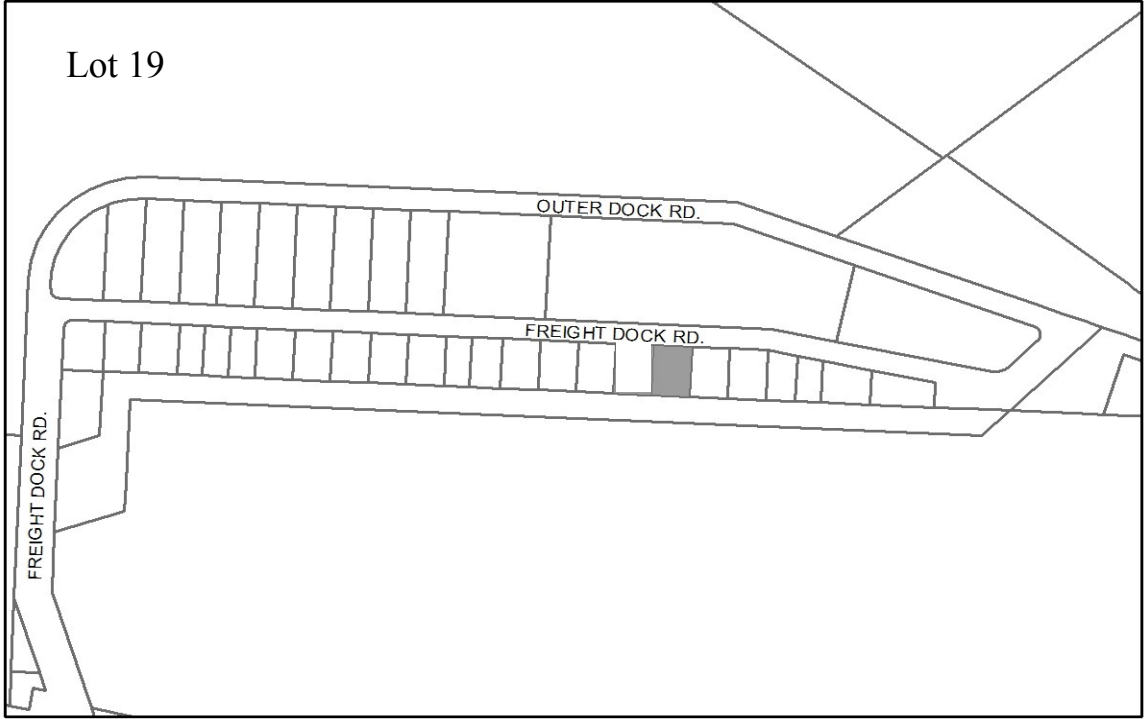
Wetlands: None

Infrastructure: Paved road, water and sewer.

Address: 4607 Freight Dock Road

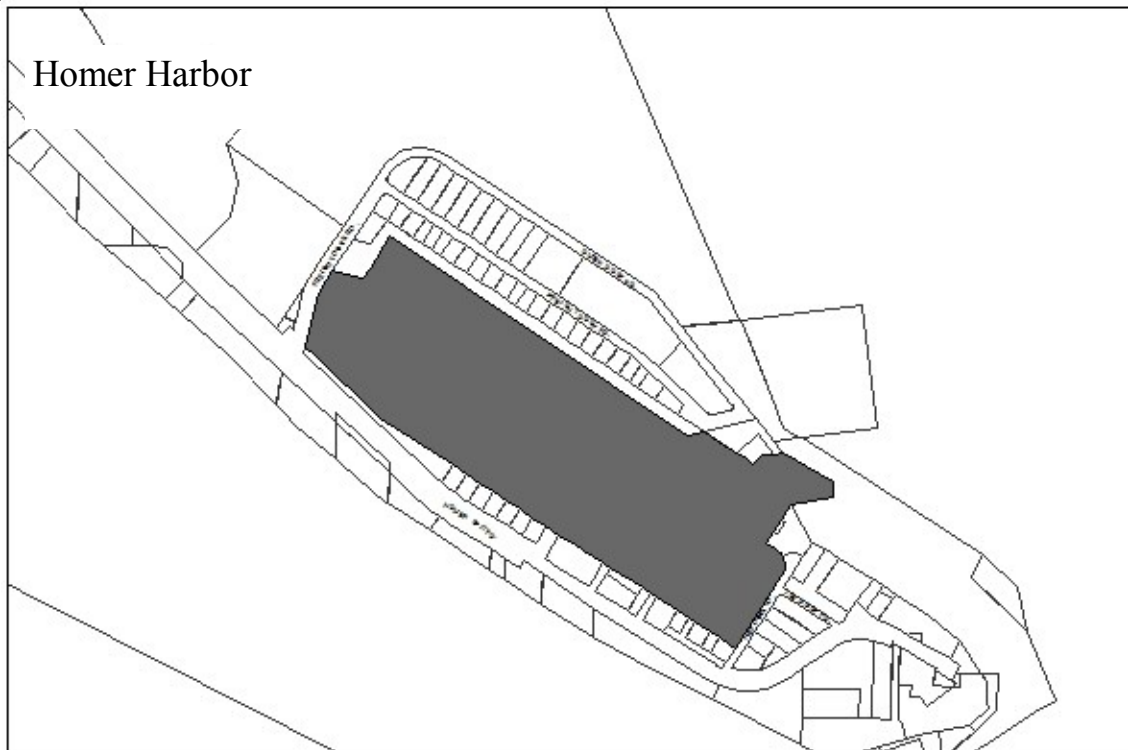
Leased to: Harbor Enterprises/Terminal Oil Sales
Resolution 16-031(S) 20 yr lease

Finance Dept. Code:

 <p style="font-size: 1.2em; margin-top: 0;">Lot 19</p>	
Designated Use: Lease (Resolution 09-33) Acquisition History:	
Area: 0.96 acres, 0.32 acres	Parcel Number: 181032 38
2012 Assessed Value: \$105,000	
Legal Description: Homer Spit No 5 Lots 19	
Zoning: Marine Industrial	Wetlands: N/A
Infrastructure: paved road, water and sewer	
Notes: Leased to Fortune Sea LLC, 10 year lease expires 4/30/2023	
Finance Dept. Code:	

Section C

Port Facilities



Designated Use: Homer Small Boat Harbor

Acquisition History: Reso 99-51 Reconveyed from ACOE

Area: 72.94

Parcel Number: 18103214

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

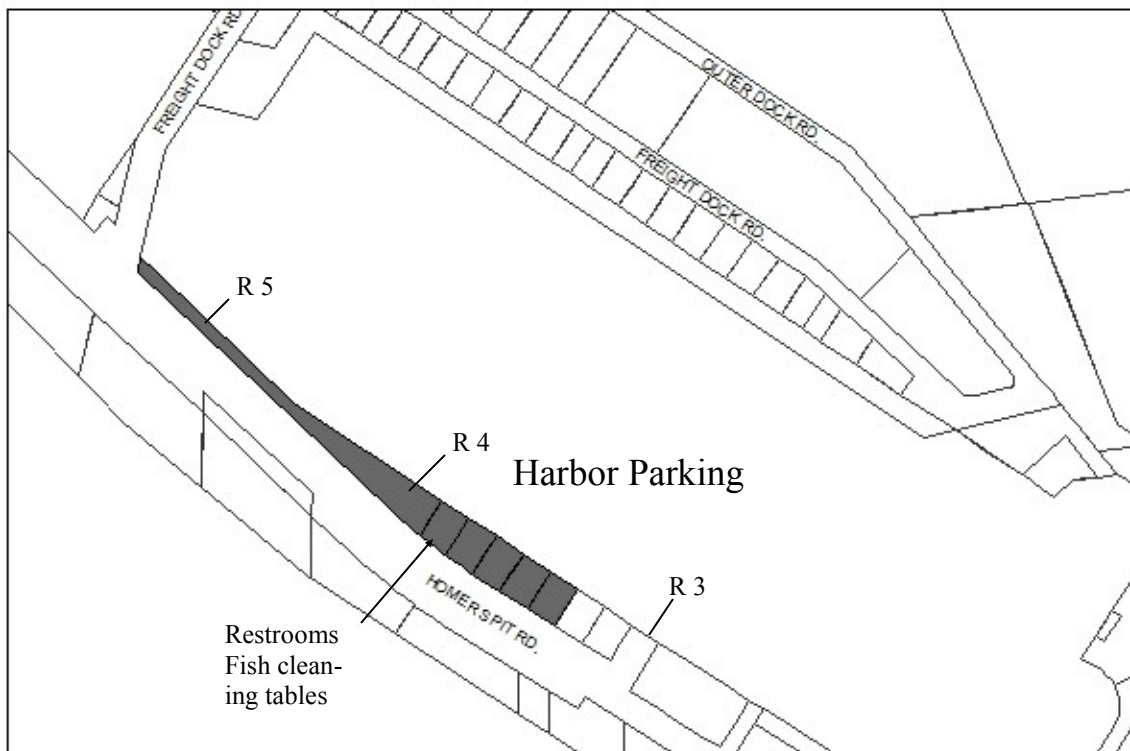
Zoning: Marine Commercial

Wetlands: N/A

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

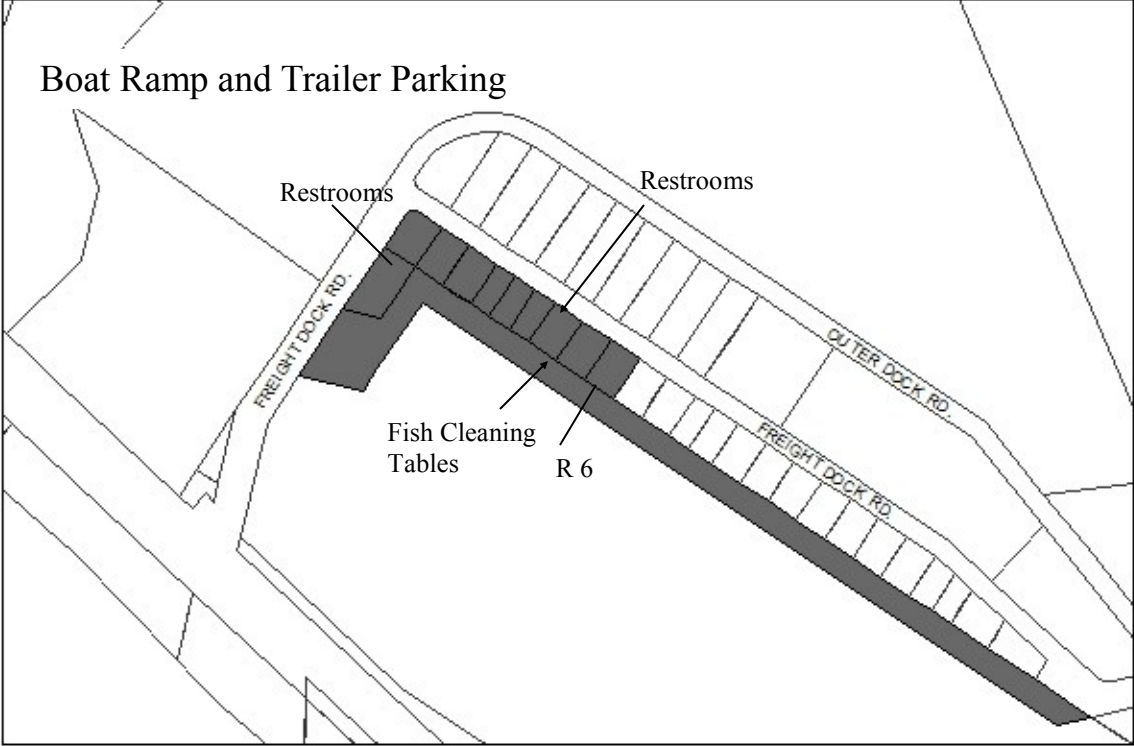
Zoning: Marine Commercial

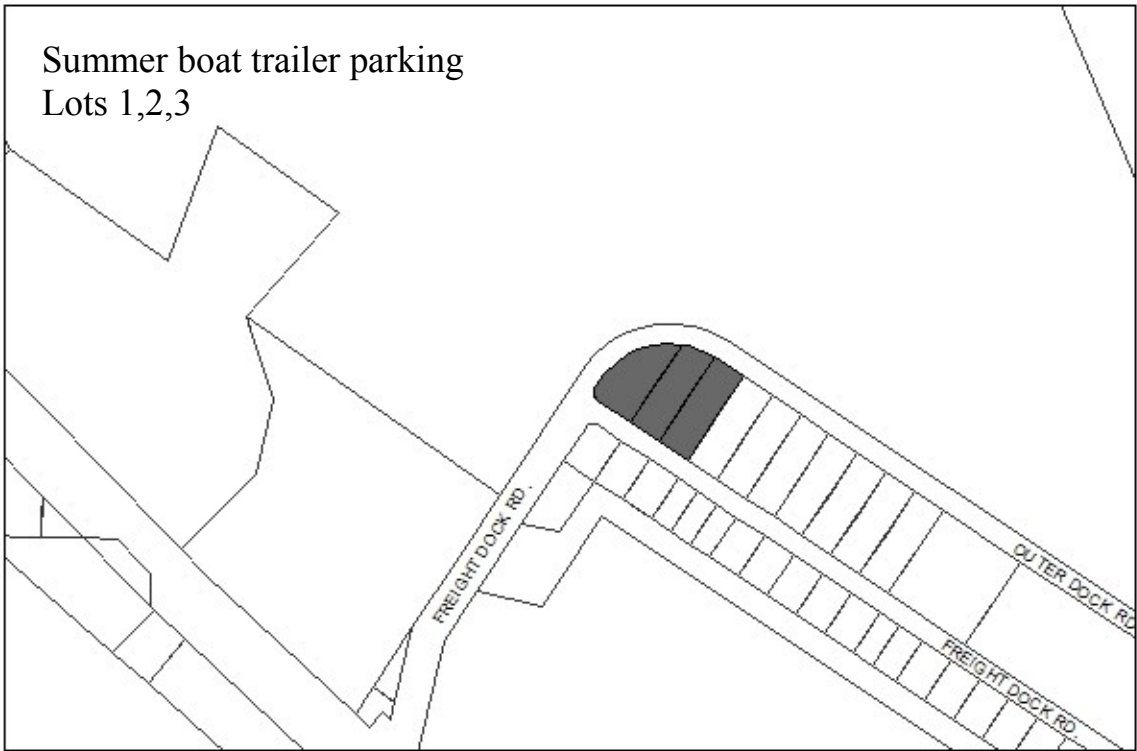
Wetlands: N/A

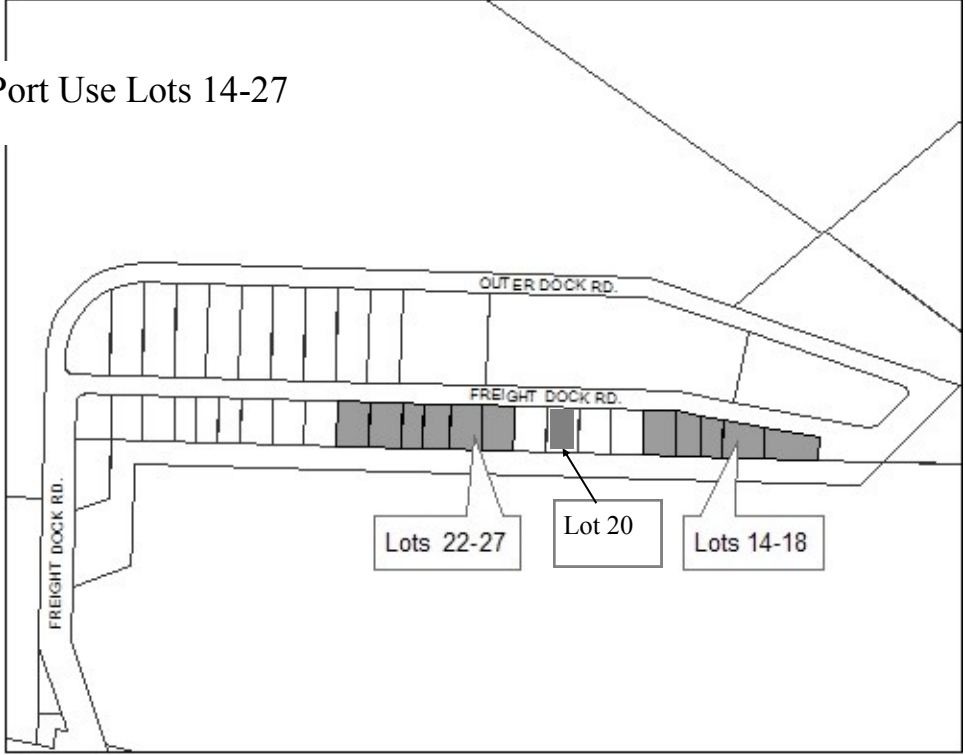
Infrastructure: Paved road, gas, Spit Trail, water and sewer, public restrooms

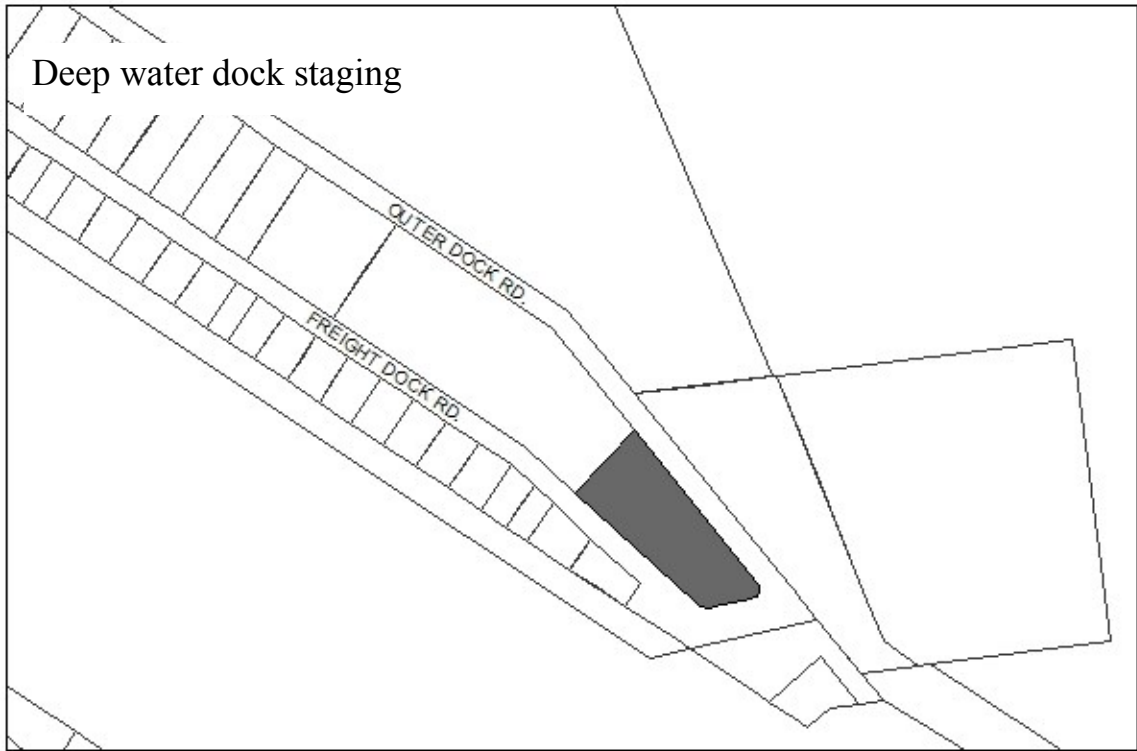
Notes: New restrooms at Ramp 5 constructed 2015/2016

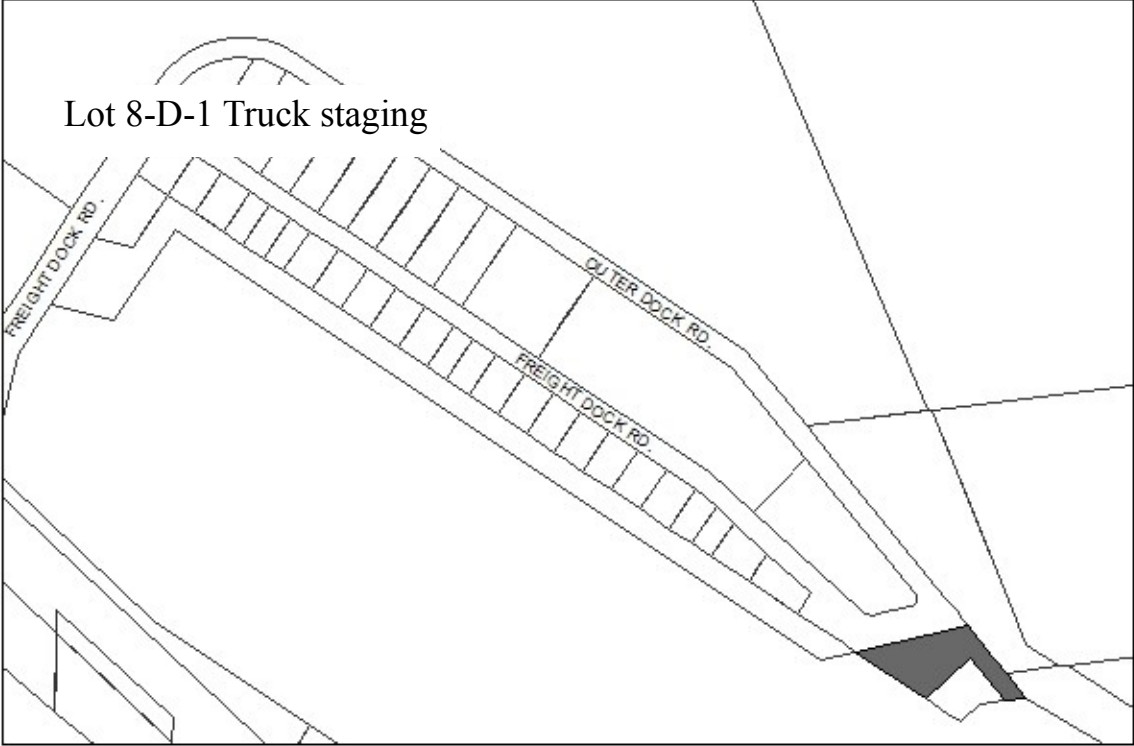
Finance Dept. Code:

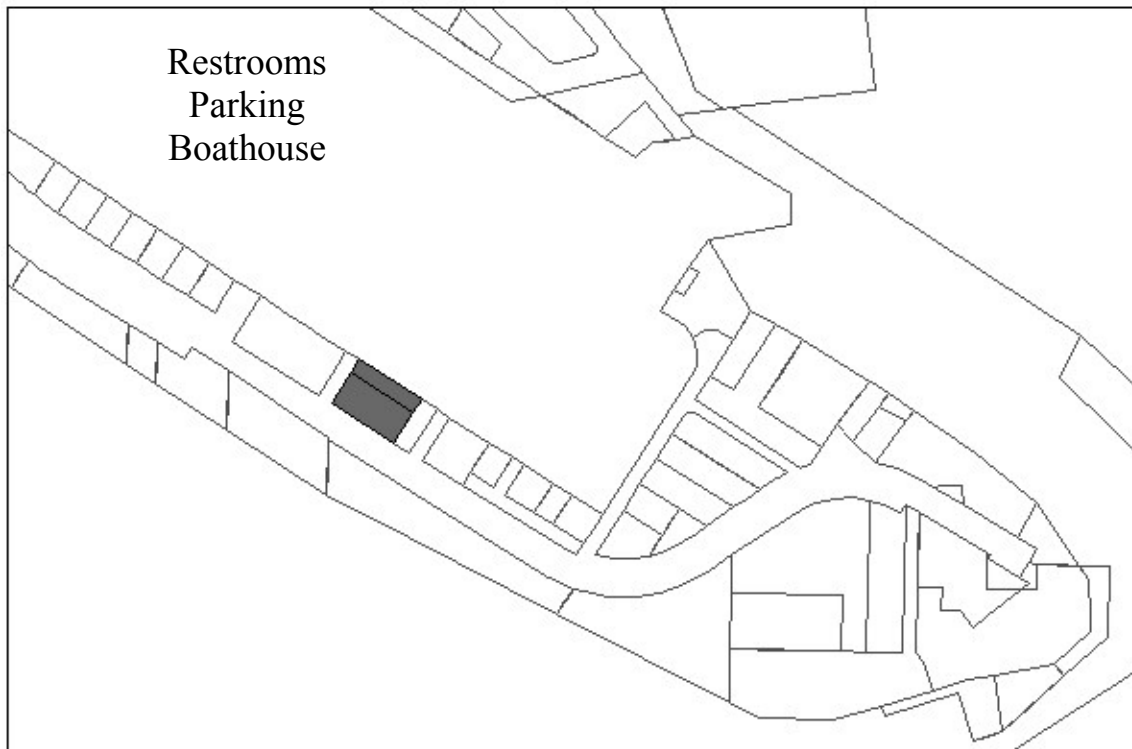
	
Designated Use: Boat ramp and trailer parking Acquisition History:	
Area: 8.32 acres	Parcel Number: 181032 47-58, 18103216
2015 Assessed Value: \$1,999,000	
Legal Description: Homer Spit Sub No 5 Lots 28-37, Homer Spit Sub No 2 Amended Lot G-8	
Zoning: Marine Industrial, over slope area is Marine Commercial	Wetlands: N/A
Infrastructure: paved road, gas, water and sewer, public restrooms	
Notes: Includes boat launch (reconstructed in 2016), Spit Trail, boat trailer parking, two public restrooms and over slope area along the harbor. 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.	
Finance Dept. Code:	

	
Designated Use:	
Acquisition History:	
Area: 1.98 acres	Parcel Number: 181032-21,22,31
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
Infrastructure: paved road, gas, water and sewer, Barge ramp	
Notes:	
Finance Dept. Code:	

<p>Port Use Lots 14-27</p>  <p>The map shows a waterfront area with two main roads: 'OUTER DOCK RD.' running horizontally and 'FREIGHT DOCK RD.' running vertically on the left. A series of lots are shown along the waterfront. A group of lots is shaded and labeled 'Lots 22-27'. A single lot is labeled 'Lot 20'. Another group of lots is shaded and labeled 'Lots 14-18'.</p>	
<p>Designated Use: Port Use Acquisition History:</p>	
<p>Area: 3.16 acres</p>	<p>Parcel Number: 18103233-37, 41-46</p>
<p>2015 Assessed Value: \$1,816,300</p>	
<p>Legal Description: Homer Spit No 5 Lots 14-18, 22-27</p>	
<p>Zoning: Marine Industrial</p>	<p>Wetlands: N/A</p>
<p>Infrastructure: paved road, gas, Spit Trail, water and sewer</p>	
<p>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</p>	
<p>Finance Dept. Code:</p>	

	
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
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
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, restrooms and boathouse (Reso 16-043)

Acquisition History:

Area: 0.93 acres

Parcel Number: 18103397

2009 Assessed Value: \$446,700 (Land: \$358,900 Structures: \$107,800)

Legal Description: Homer Spit Subdivision Amended Homer Boathouse Replat Lot 28-A

Zoning: Marine Commercial

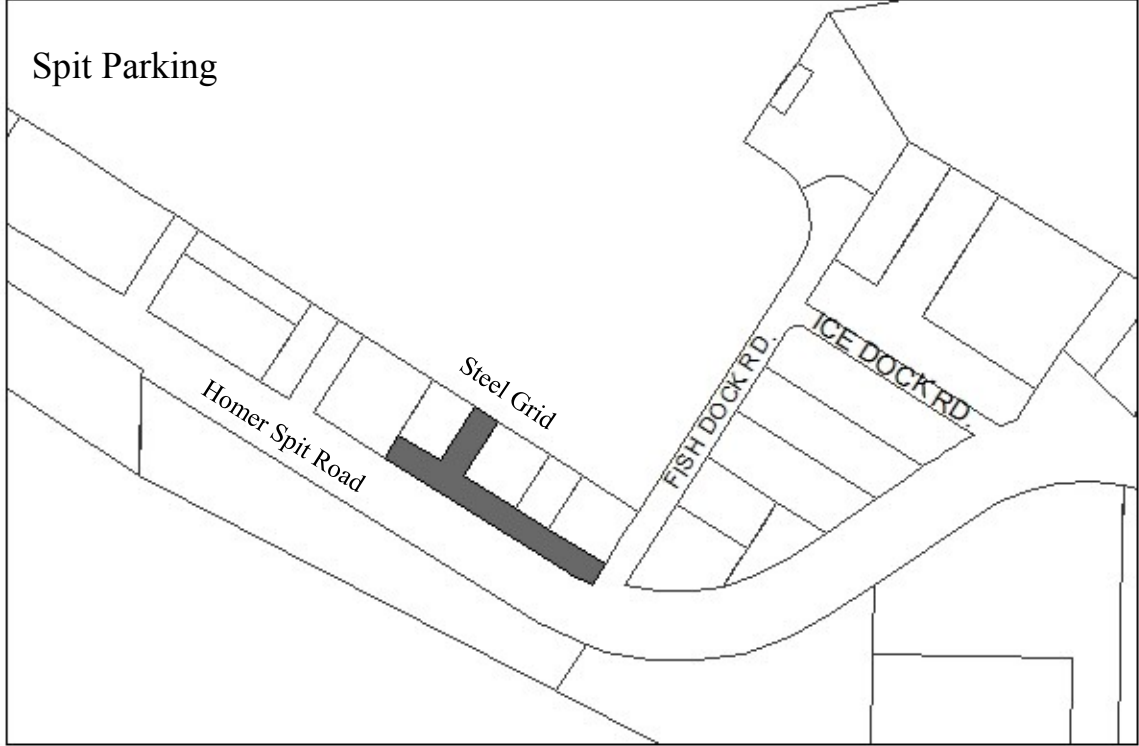
Infrastructure: Paved road, gas, water and sewer

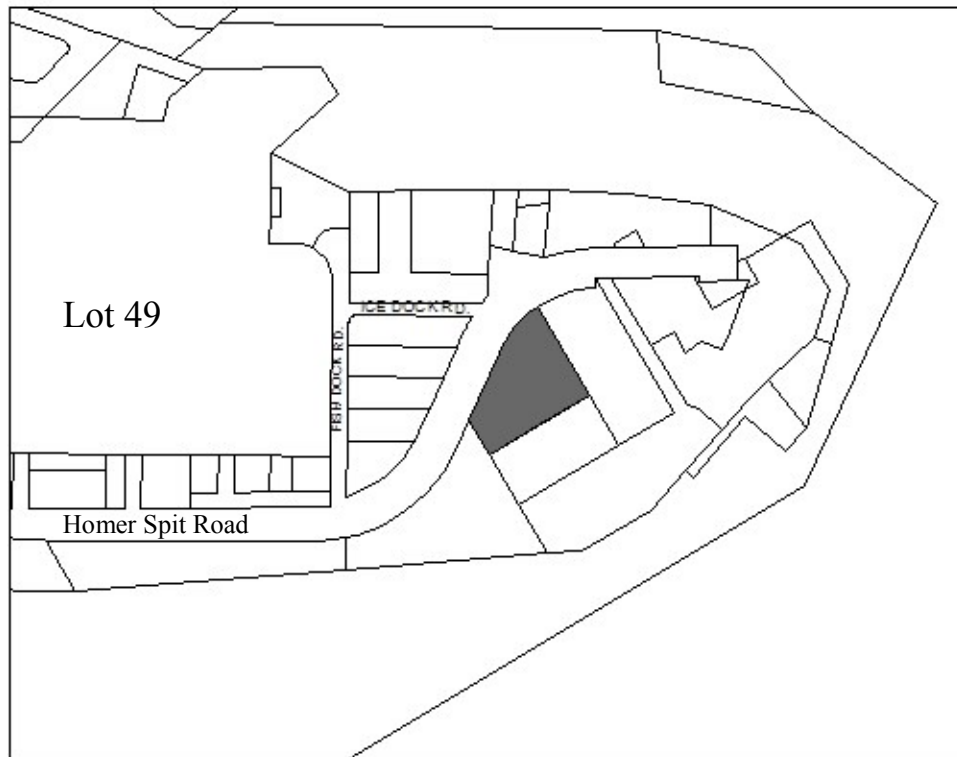
Restrooms built in 1974. Property was part of a Land and Water Conservation Fund Grant in 1972, Project #02-00072. Land may be required to remain parkland in perpetuity.

Former site of Harbormaster Office.

Boat house construction scheduled for 2017/18 on a portion of the property.

Finance Dept. Code:

 <p>The map shows a coastal area with several roads and a parking area. Homer Spit Road runs diagonally from the bottom left towards the top right. A dark shaded area labeled 'Steel Grid' is located between Homer Spit Road and Fish Dock Rd. Fish Dock Rd and Ice Dock Rd run diagonally from the top right towards the bottom left. The area is labeled 'Spit Parking' in the top left corner.</p>	
Designated Use: Parking and Access Acquisition History:	
Area: 0.6 acres	Parcel Number: 18103441
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
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

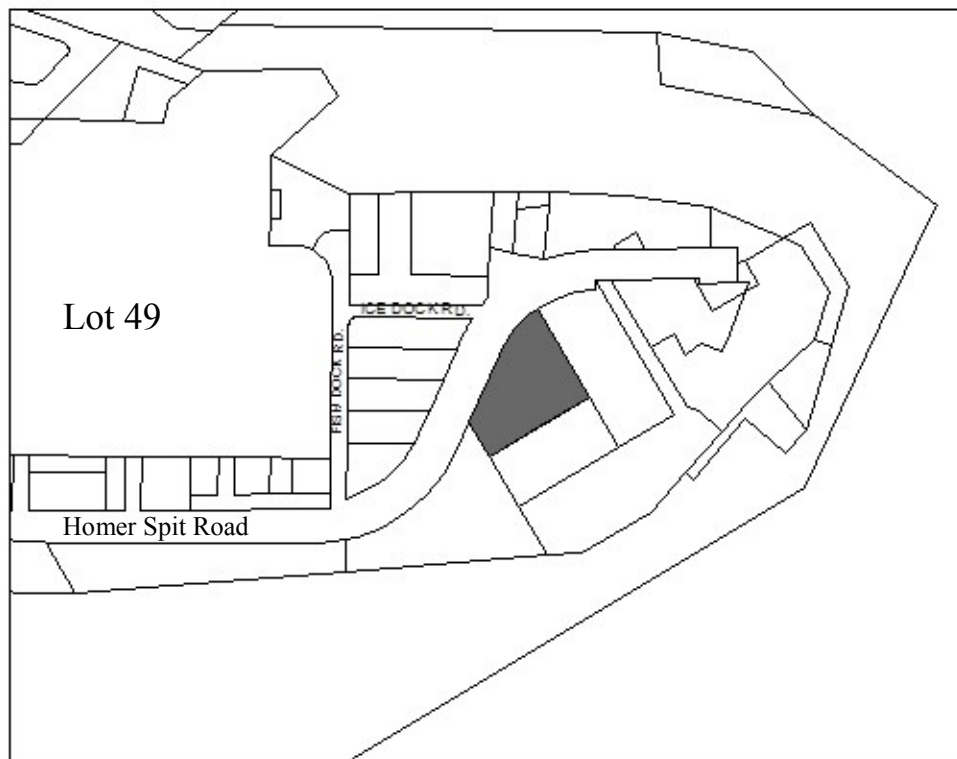
Wetlands: N/A

Infrastructure: Paved road, gas, water and sewer

Notes:

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

Finance Dept. Code:



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

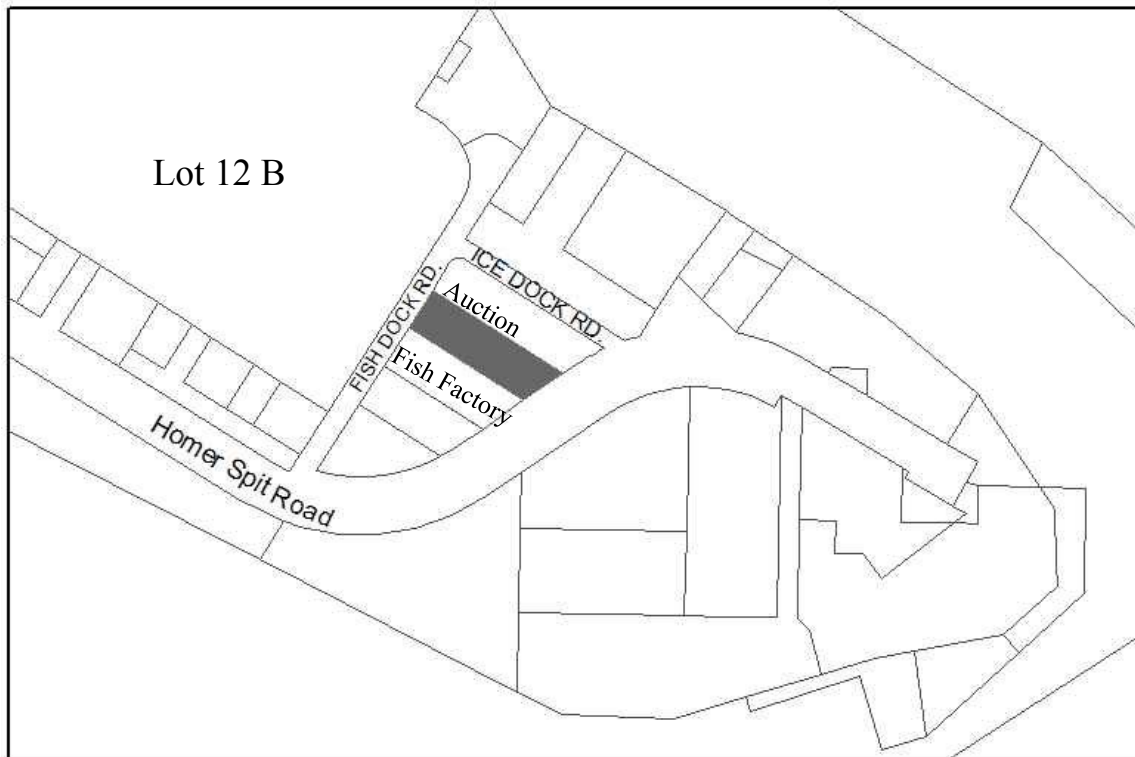
Wetlands: N/A

Infrastructure: Paved road, gas, water and sewer

Notes:

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

Finance Dept. Code:



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

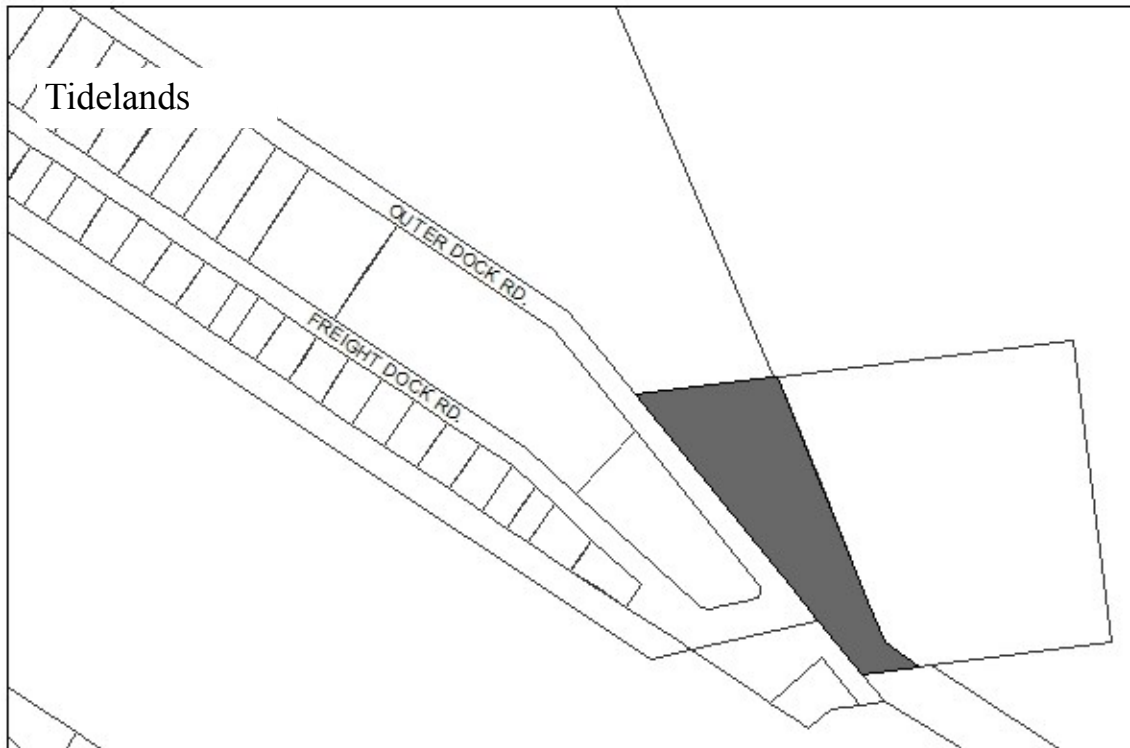
Address:

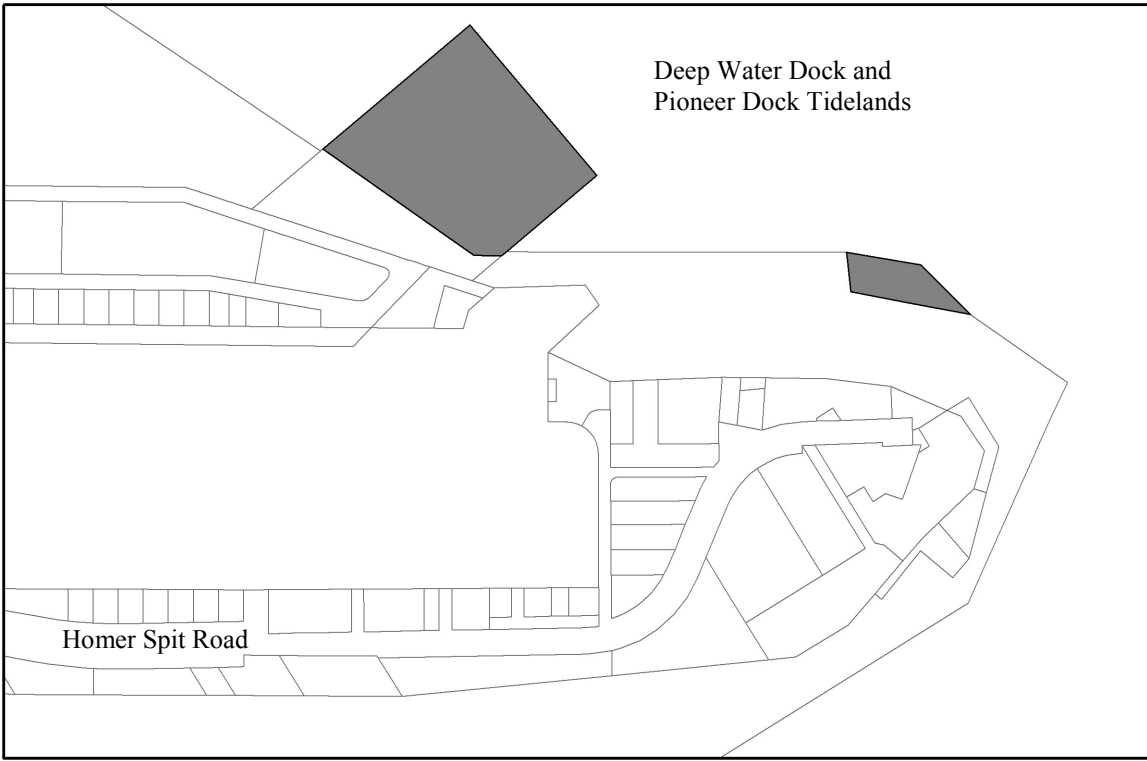
Parcel has the fish grinder on it, and possibly a short term lease for storage from neighboring business. The whole parcel is not readily available for a long term lease.

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.

Resolution 10-21: Administration is directed to address the drainage problems and usage of this lot.

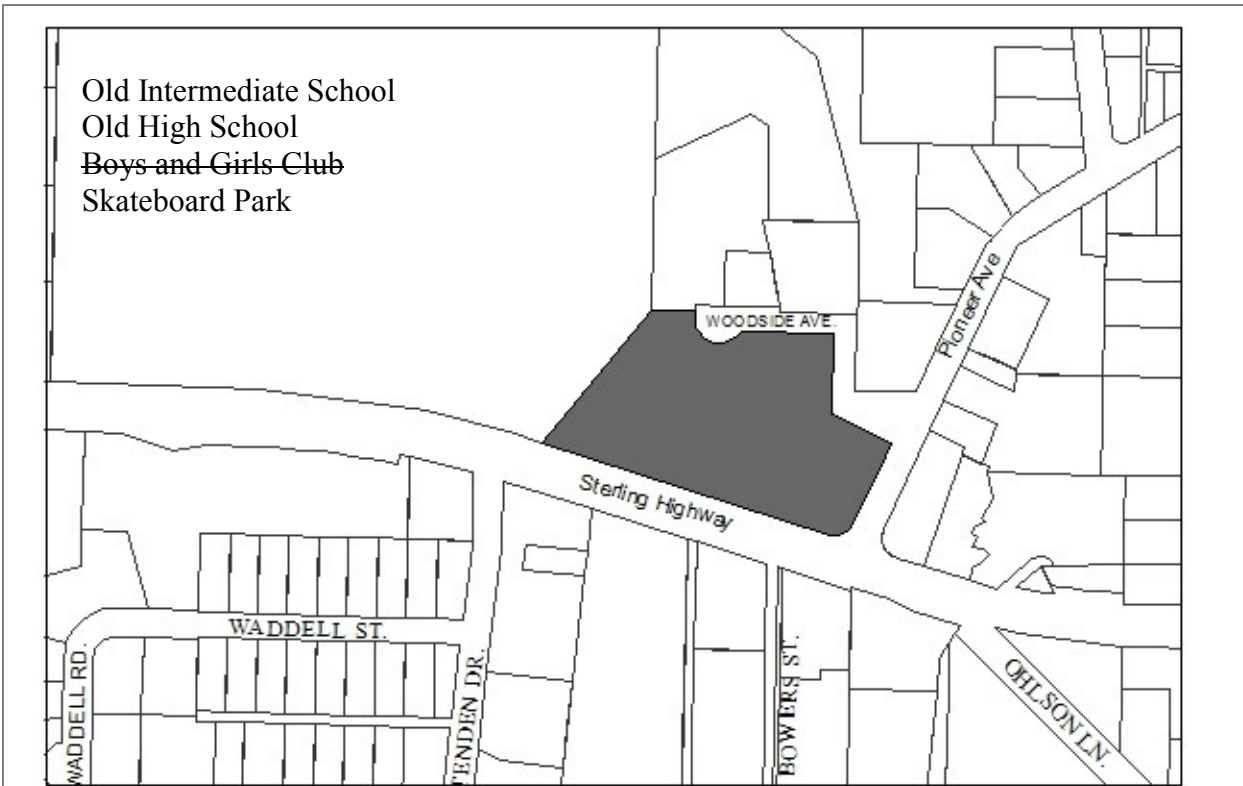
Finance Dept. Code:

**Designated Use:** Tidelands**Acquisition History:****Area:** 4.19 acres**Parcel Number:** 18103213**2017 Assessed Value:** \$6,000**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:****Finance Dept. Code:**

	
Designated Use: Port and Harbor Use Acquisition History: Resolution 17-81	
Area: 11.91 acres, 1.37 acres	Parcel Number: 18103203, 18107005
2017 Assessed Value: \$6,113,100	
Legal Description: ATS 1373 and ATS 1603	
Zoning: Outside city limits	Wetlands: N/A
Infrastructure:	
Notes: Acquired from the State of Alaska	
Finance Dept. Code:	

Section D

City Facilities and Other Lands



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 KPB. 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

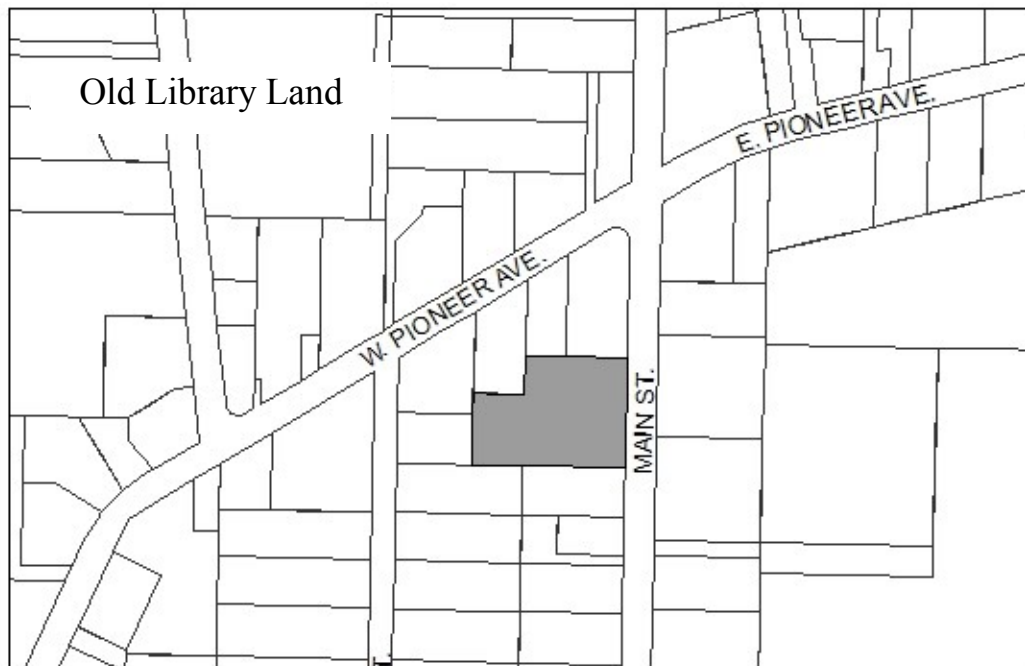
Wetlands: Creek on western edge

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

2016 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

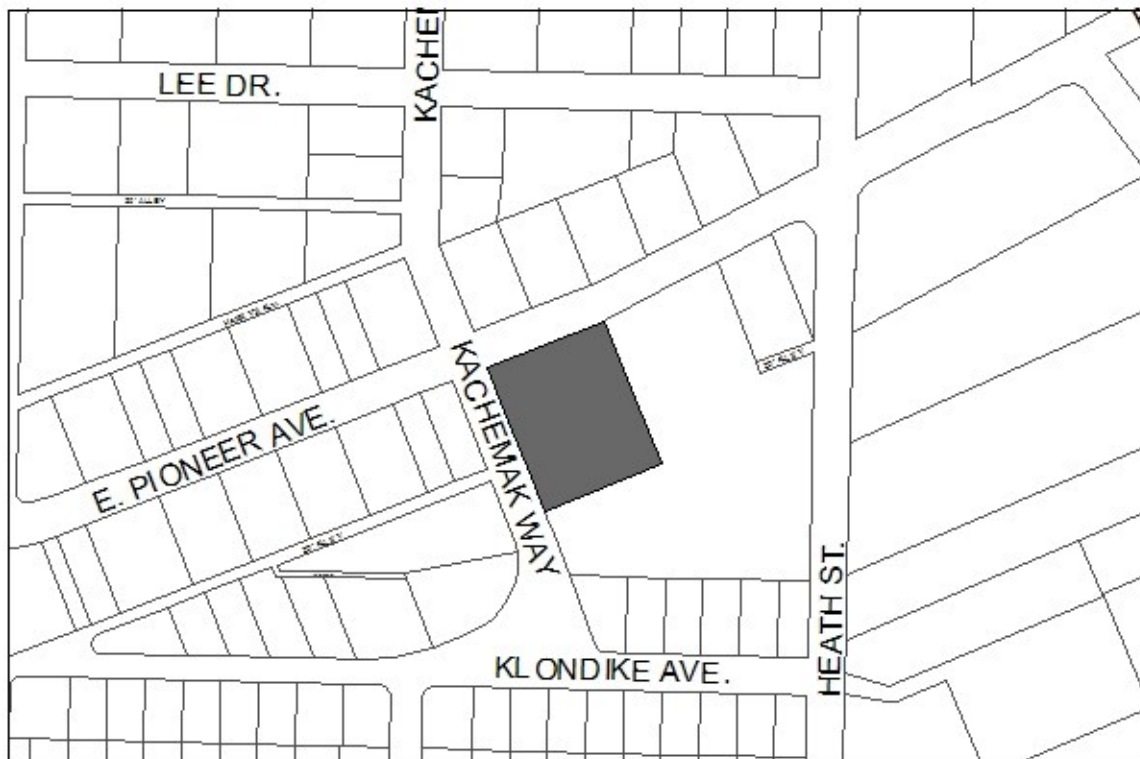
Infrastructure: Paved road, water, sewer, natural gas

Notes: This land was formerly part of the old library site. The library building was subdivided onto its own lot, and sold. Intent is to sell the lot and pay down debt on the library loan. The City has been attempting to sell the land since 2007.

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
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
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

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

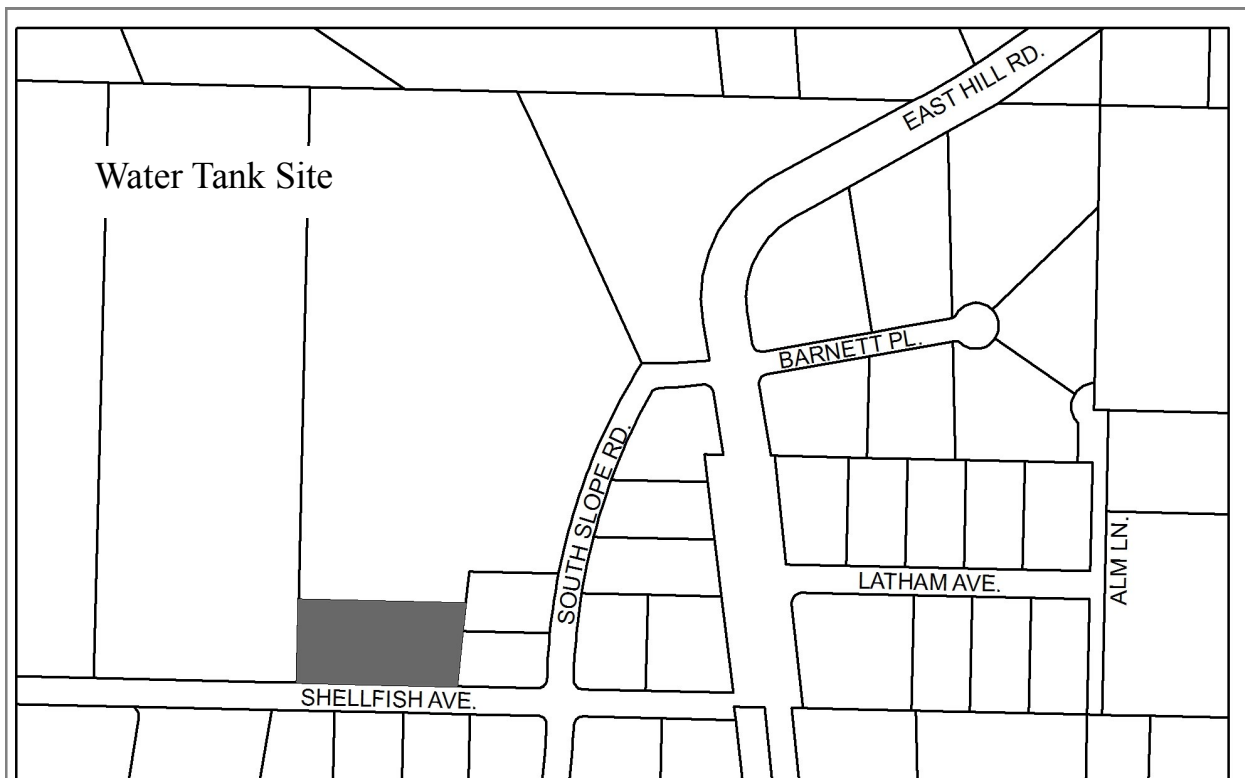
Wetlands: N/A

Infrastructure: Water, Sewer, Paved access

Notes:

Finance Dept. Code:

	
Designated Use: Water Tank (A Frame Tank) Acquisition History: Dehel Deed 6/1/65	
Area: 0.5 acres	Parcel Number: 17504011
2015 Assessed Value: \$345,800 (Land: \$34,100, Structure (water tank))	
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	
Zoning: Rural Residential	Wetlands: Possible drainage through site
Infrastructure: N/A	
Notes:	
Finance Dept. Code:	



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

Area: 1.5 acres

Parcel Number: 17701009

2015 Assessed Value: \$98,000

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

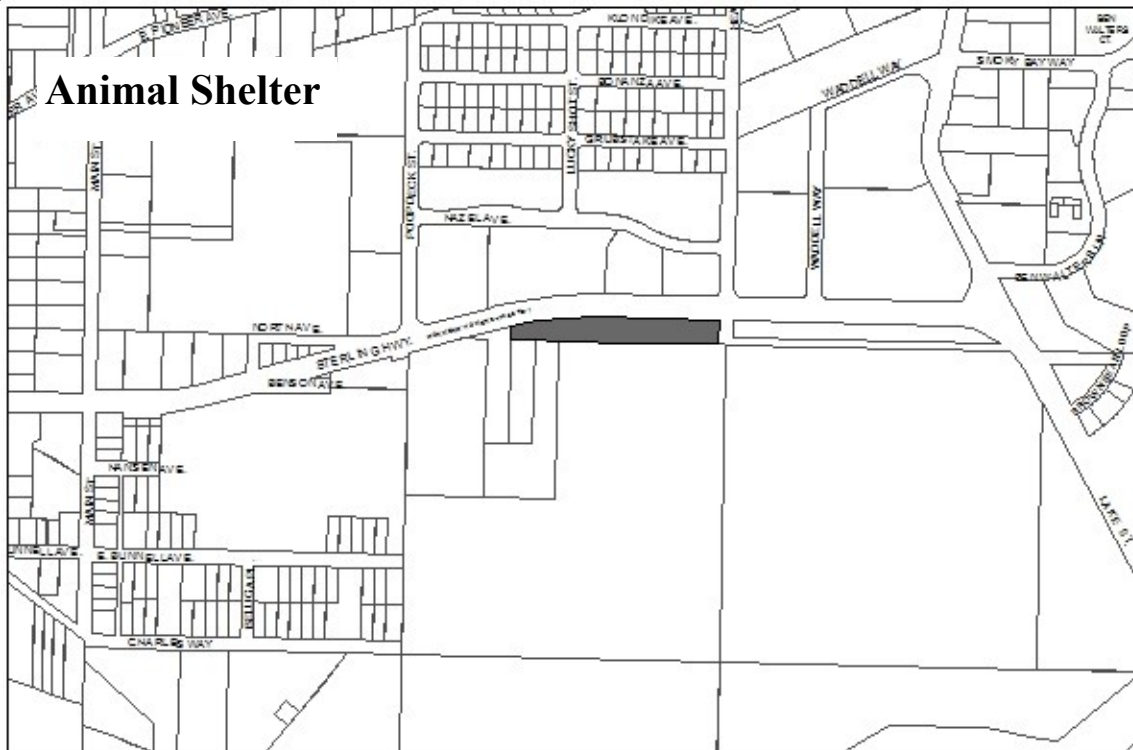
Zoning: Rural Residential

Wetlands:

Infrastructure: N/A

Notes: Future location of a new water tank. Project is shovel ready if federal funding becomes available.

Finance Dept. Code:



<p>Designated Use: Animal Shelter</p>
--

Acquisition History: Heath Deed 3/10/71

Area: 1.85 acres

Parcel Number: 17714020

2015 Assessed Value: \$1,515,300 (Land \$378,900, Structure \$1,136,400)

Legal Description: Glacier View Subdivision No 18 Lot 1

Zoning: Central Business District

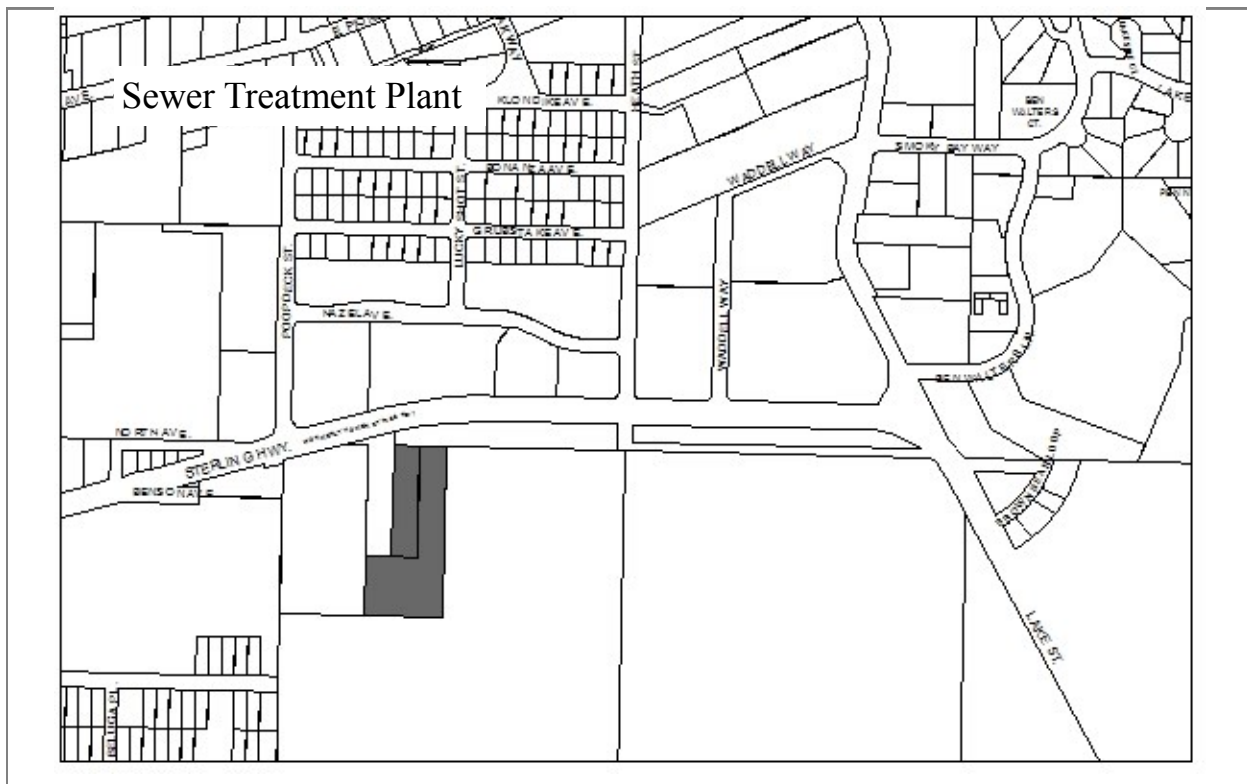
Wetlands: N/A

Infrastructure: Water, Sewer, gas, gravel access via Public Works

Notes: Also includes landscaped area along the Sterling Highway maintained by Parks and Recreation, and named Superintendent's Park.

Constructed in 2004. 3,828 sq feet.

Finance Dept. Code:



Designated Use: Sewage Treatment

Acquisition History: see below

Area: 4.08 acres

Parcel Number: 177140 14, 15

2009 Assessed Value: \$3,429,700 (Land: \$813,800 Structures/Improvements: \$2,615,900)

Legal Description: T 6S R 13W SEC 20 SEWARD MERIDIAN HM POR PER E1/2 NW1/4 NE1/4 SW1/4 PER D-60-164, T 6S R 13W SEC 20 SEWARD MERIDIAN HM THAT PORTION OF E1/2 NW1/4 NE1/4 SW1/4 PER D-60 @ 05

Zoning: Central Business District

Wetlands: Yes

Infrastructure: Water and Sewer. Access via PW complex

Notes:

Acquisition:

17414014: Mitchell Warr Deed 1/9/84

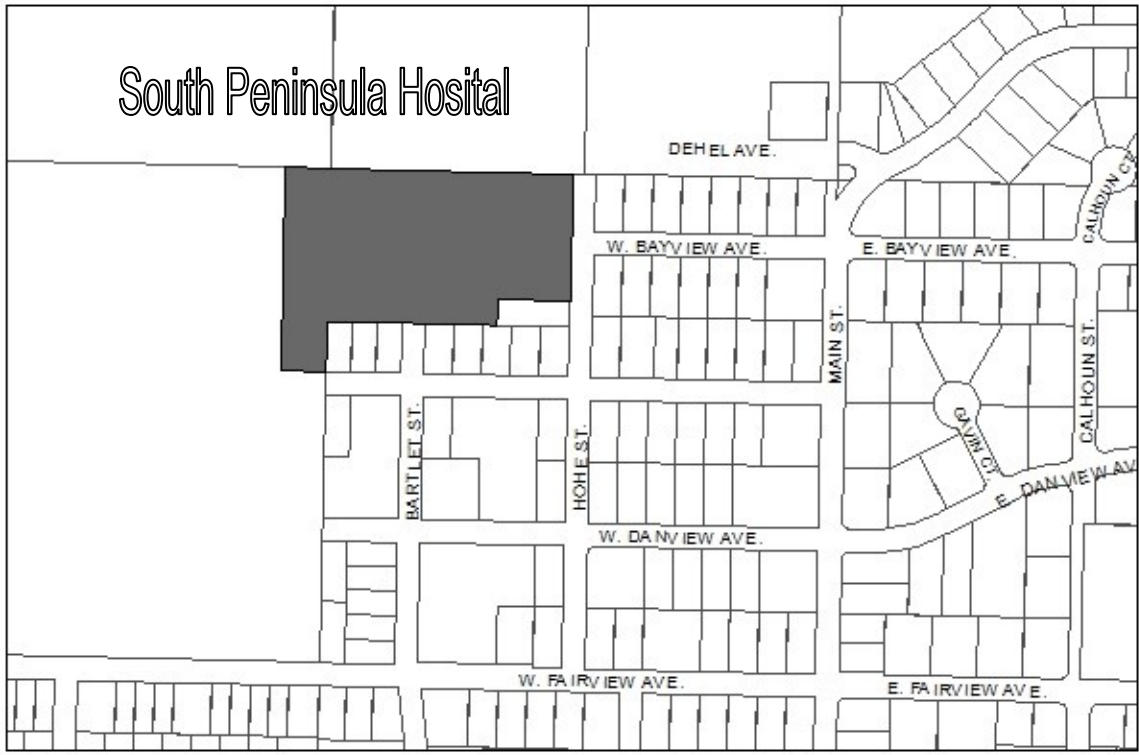
17714015: Heath/Whitmore Deed 3-71

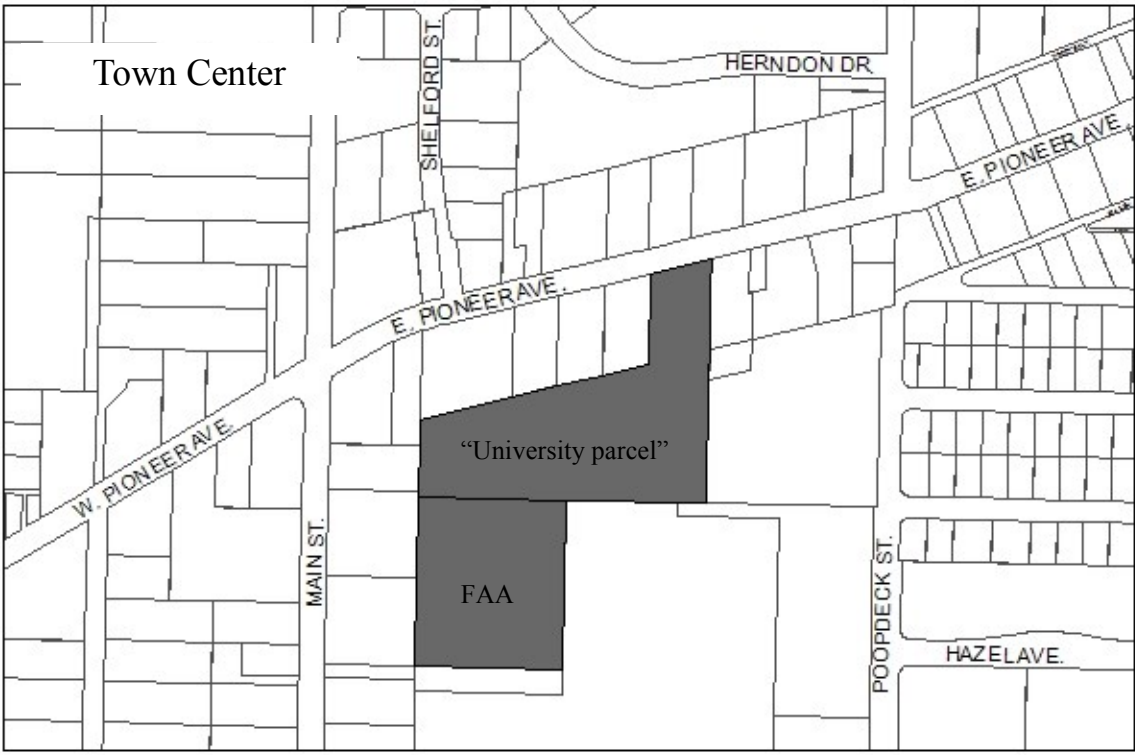
2008 Resolution 08-48 recommends a replat to vacate common lot lines. Resolution 10-35(A) Replat the Sewer Treatment Plant lots to vacate the common lot line. Staff note: additional funding is required to pay for replatting.

Lower section within a FEMA mapped flood hazard area.

Finance Dept. Code:

<p>Public Works</p> <p>Beluga Slough tidal flats. Zoned Open Space Recreation. Tidal wetland.</p>	
Designated Use: Public Works Acquisition History: Heath Dead 3/10/71	
Area: 30 acres	Parcel Number: 17714016
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
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: 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:	

	
<p>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.</p> <p>Acquisition History: UA: Ord 03-61 purchase.</p>	
<p>Area: 7.71 acres</p>	<p>Parcel Number: 17719209, 17708015</p>
<p>2009 Assessed Value: \$520,200</p>	
<p>Legal Description: Homer FAA Site Sub Tract 38A, UA lot: Portion of Nils O Svedlund Sub lot 7 tract B, long legal.</p>	
<p>Zoning: Central Business District</p>	<p>Wetlands: City had a wetland delineation done in 2006. There is about a 1/2 acre of wetlands between the two sites.</p>
<p>Infrastructure: Must be built as land is developed.</p>	
<p>Finance Dept. Code:</p>	



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 ("whissers"). They are recognized as sites of international importance. <http://www.whsrn.org/>

Finance Dept. Code:



Designated Use: Sell (Resolution 2009-33)

Acquisition History: Tax foreclosure (seawall) KPB Ord 02-41

Area: 1.66 acres

Parcel Number: 177177-06, 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.

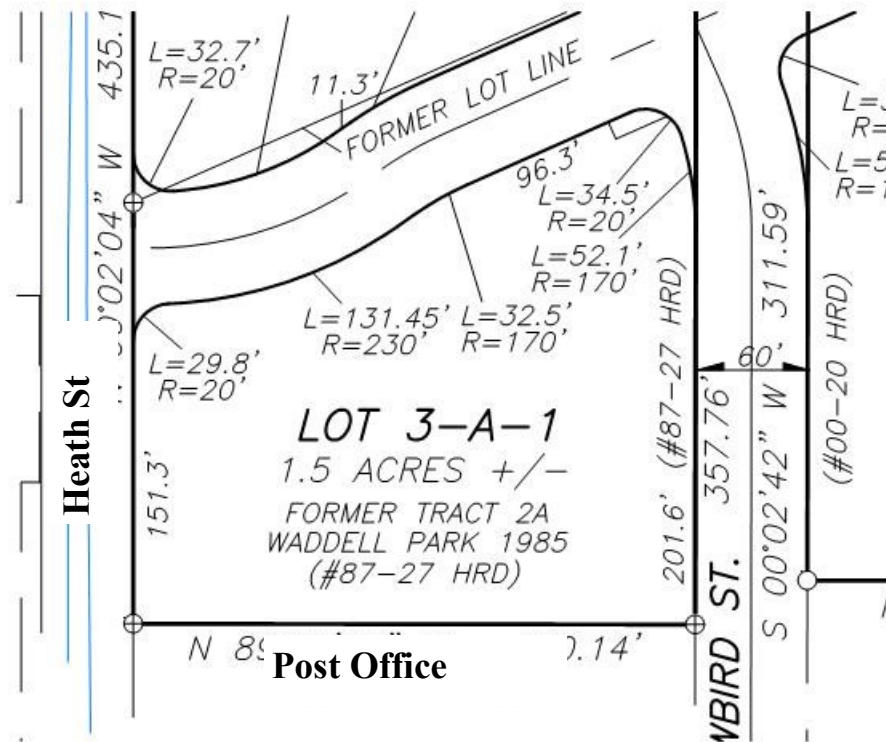
Infrastructure: Gravel road, water and sewer, seawall.

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: Sell, Ordinance 15-30

Acquisition History: Purchased

Area: 1.5 acres

Parcel Number: 17712034

2017 Assessed Value: \$145,100

Legal Description: T 06S R 13W SEC 20 Seward Meridian HM 2016021 WADDELL PARK 2016 REPLAT LOT 3- A-1

Zoning: CBD

Wetlands: N/A

Infrastructure: full utilities, Grubstake extension will include paved road and sidewalk.

Notes: Road construction in 2016. Project funding from State appropriation and matching City HART funds.

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

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.

Infrastructure: Paved Road and sidewalk

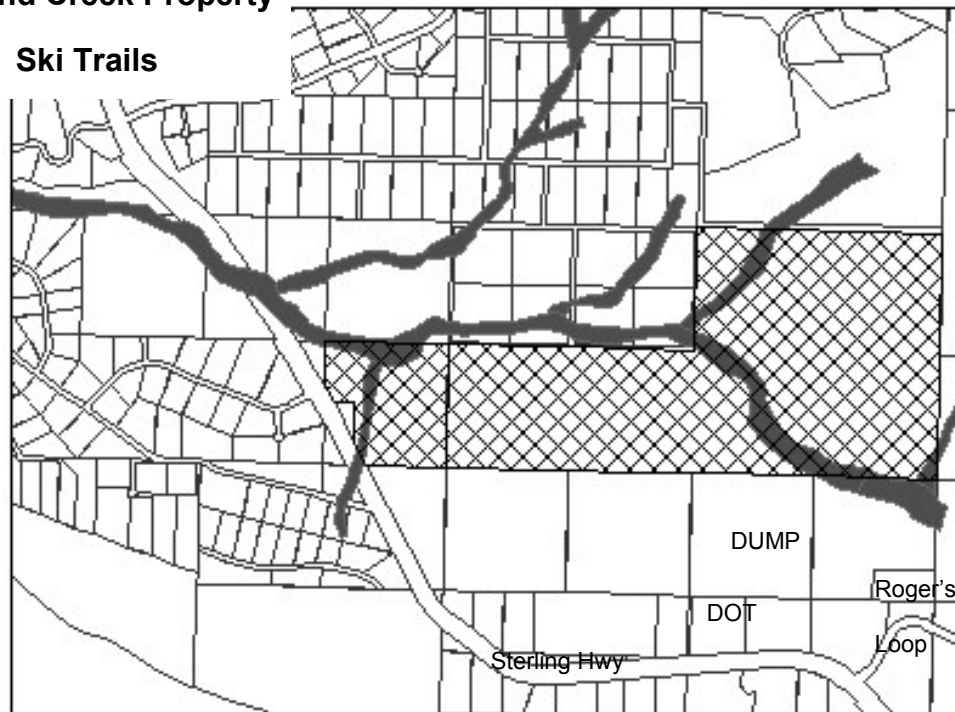
Notes: Lots are steep; they run from the Sterling Highway grade down the slope to the adjoining property. Lot dimensions are approximately 50'x30'.

Finance Dept. Code:

Designated Use: Restroom and Future right of way Acquisition History: Ordinance 2012-42	
Area: 0.27 acres	Parcel Number: 17514301
2015 Assessed Value: \$58,800	
Legal Description: T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0000049 BUNNELLS SUB LOT 75	
Zoning: Central Business District	Wetlands: Yes
Infrastructure: Paved Road, water and sewer	
Notes: Public restroom constructed 2013-2014 Future road extension for Bartlett.	
Finance Dept. Code:	

Section E

Parks + Beaches
Cemeteries + Green Space

Diamond Creek Property**Ski Trails****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

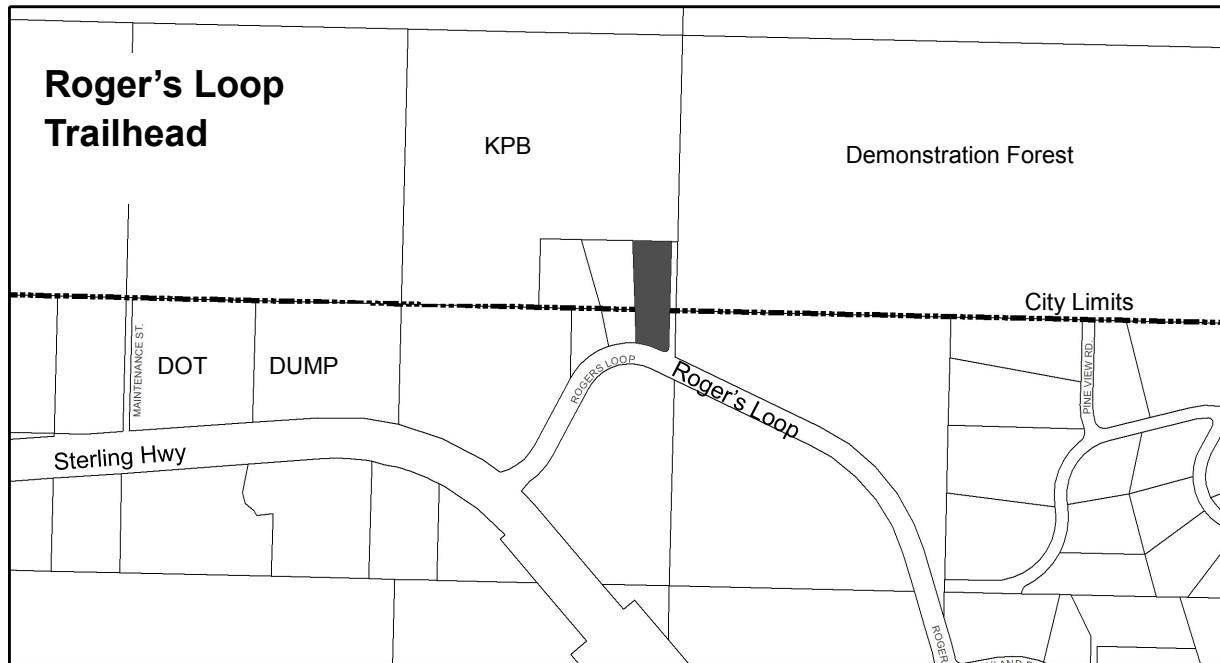
Acquisition notes: the Kachemak Heritage Land Trust purchased the property from the University of Alaska via a Forest Legacy Grant from the state of Alaska. The City accepted ownership of the land, to keep it for public park land in perpetuity, as required by the grant.

Conservation Easement Resolution 2010-48, Recording# 2010-003220-0

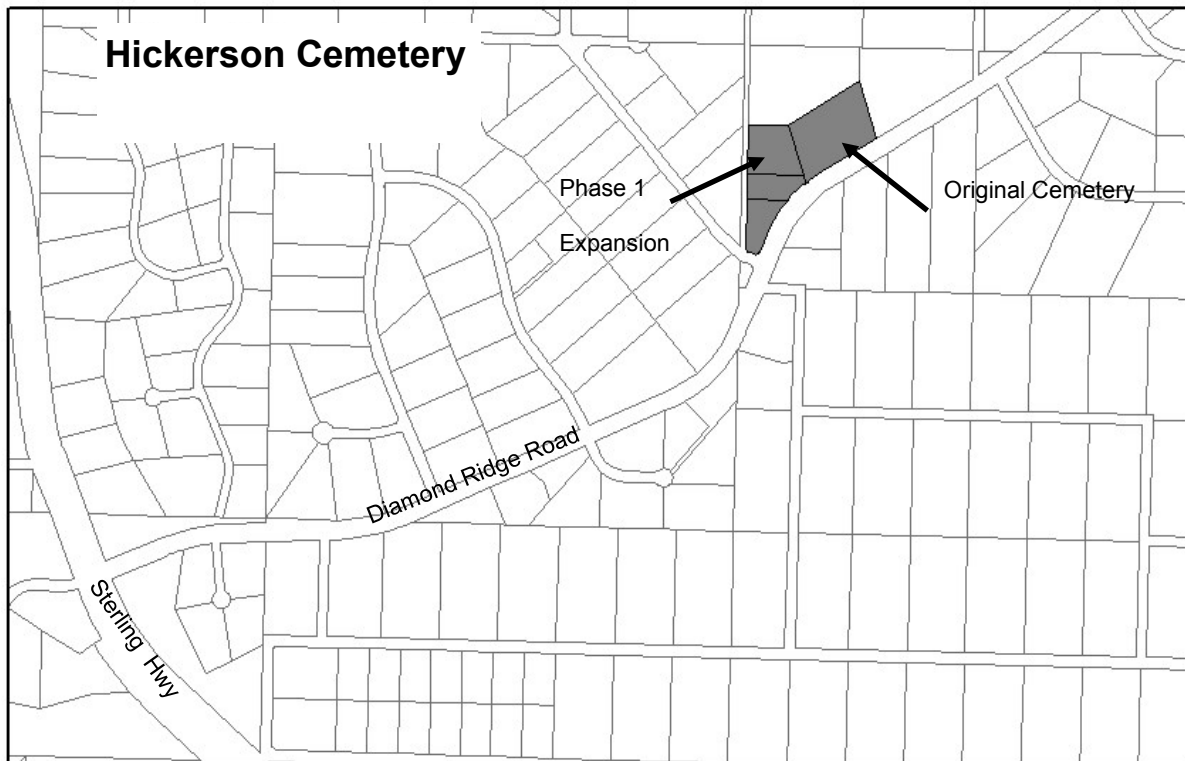
Resolution 13-055 Adopting the Diamond Creek Recreation Area Plan

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: Roger's Loop Trailhead Acquisition History: Ordinance 14-51(A)	
Area: 2 acres	Parcel Number: 17316066, 1736067
2016 Assessed Value: \$49,300	
Legal Description: T 06S R 14W SEC 15 SEWARD MERIDIAN HM 2011022 BISHOP SURVEY J G EVANS ADDN LOT 1	
Zoning: Rural Residnetial. Lot is split by city limits	Wetlands: none
Infrastructure: Paved road access	
Notes: Purchased in 2016 with HART Trail funds (\$63,465.85). Future trailhead to city owned Diamond Creek lands	
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

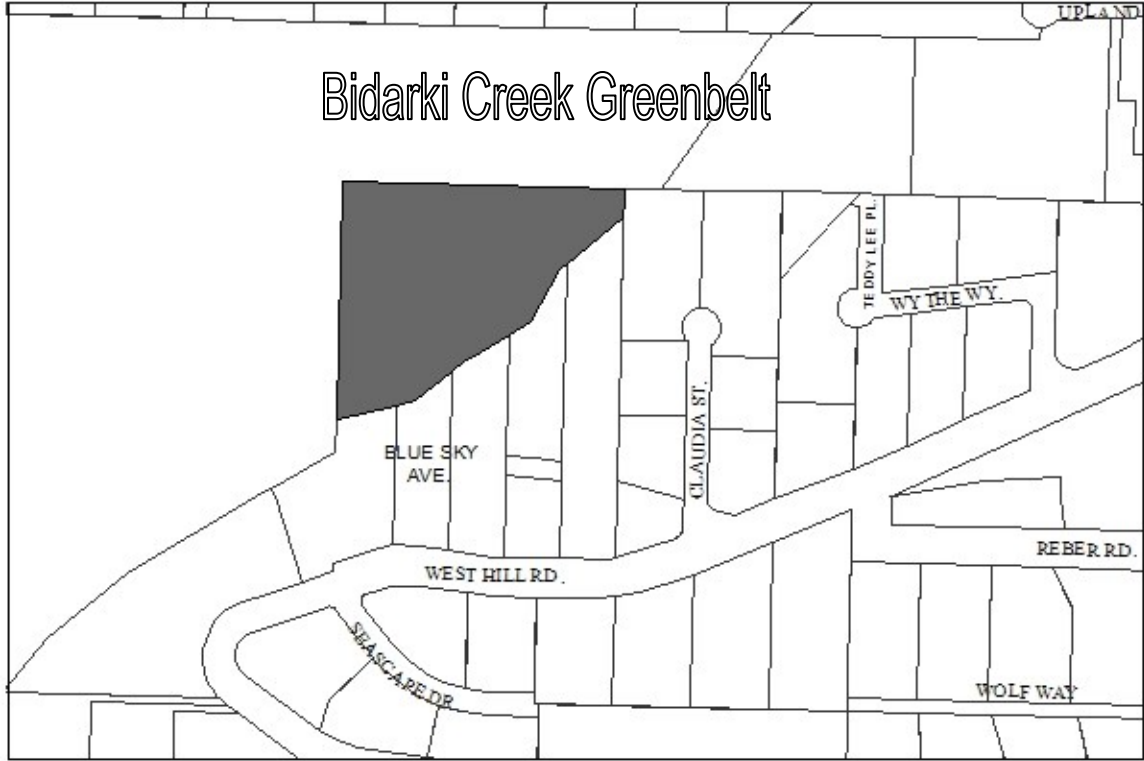
Zoning: Not within city limits

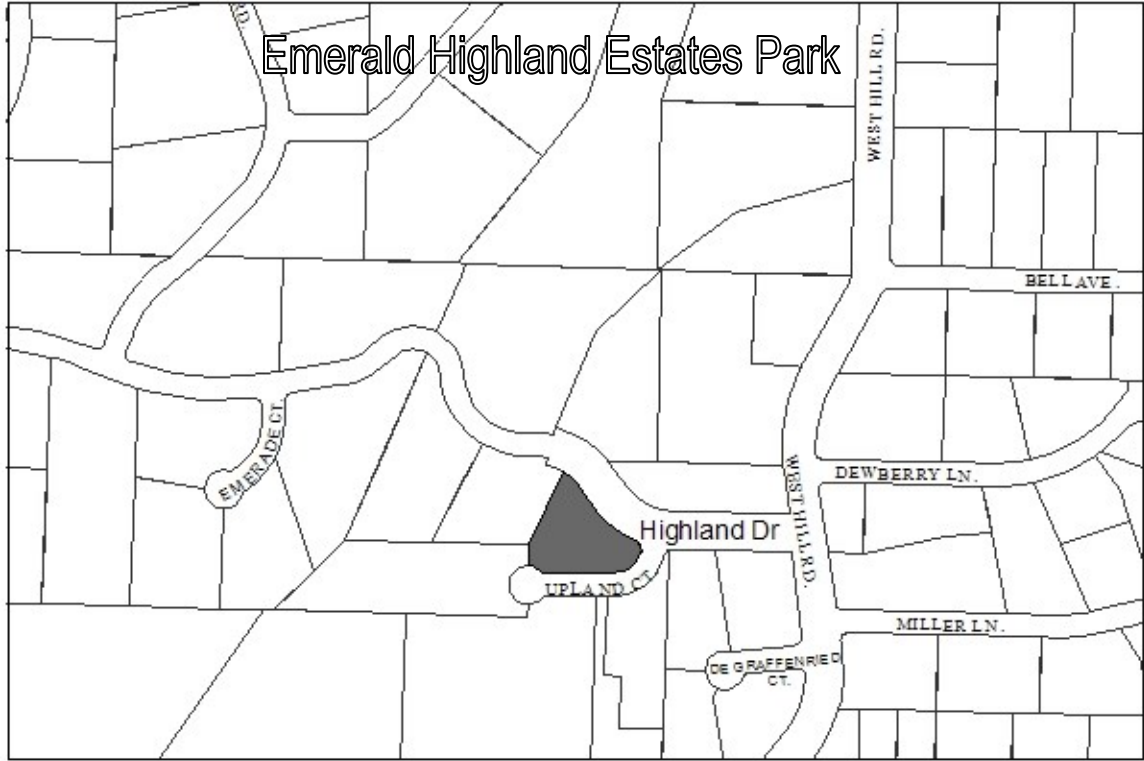
Wetlands: N/A

Infrastructure: paved access

Notes: Lots 11 A, 11B, and 11C purchased for \$205,000 Ordinance 10-30.
2017: Phase 1 cemetery expansion completed.

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
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
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: 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.

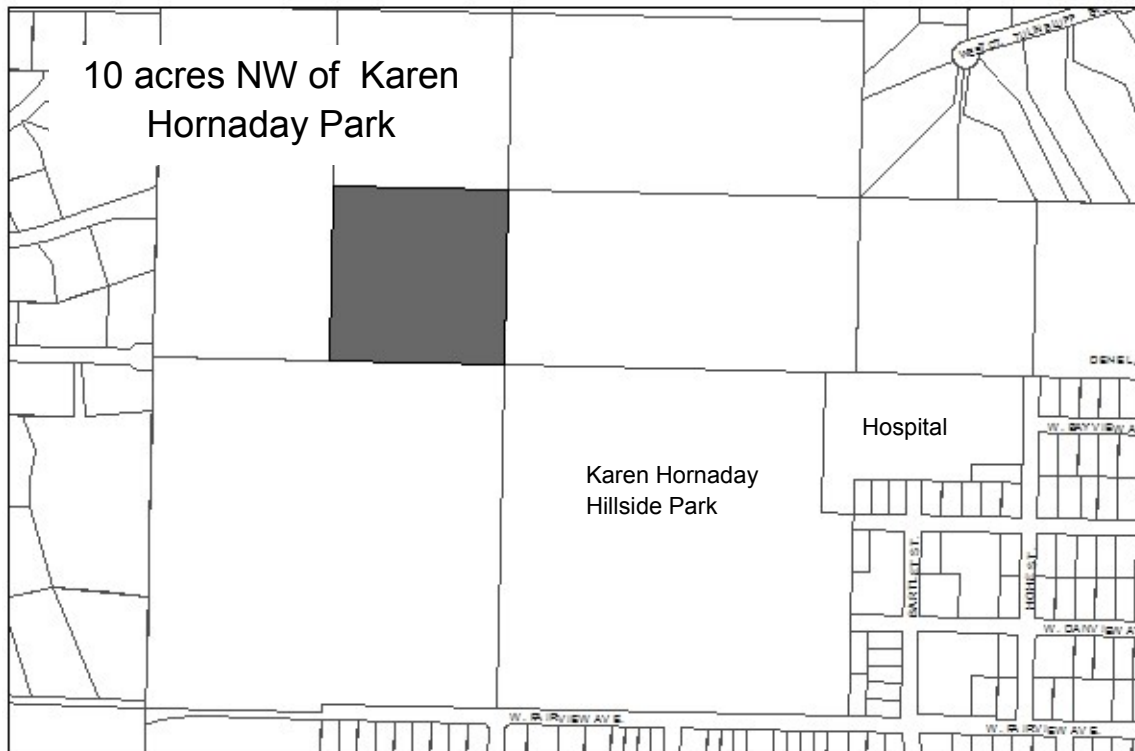
Notes:

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.

2009: Completion of Reber Trail, with HART funds and a state trails grant.

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

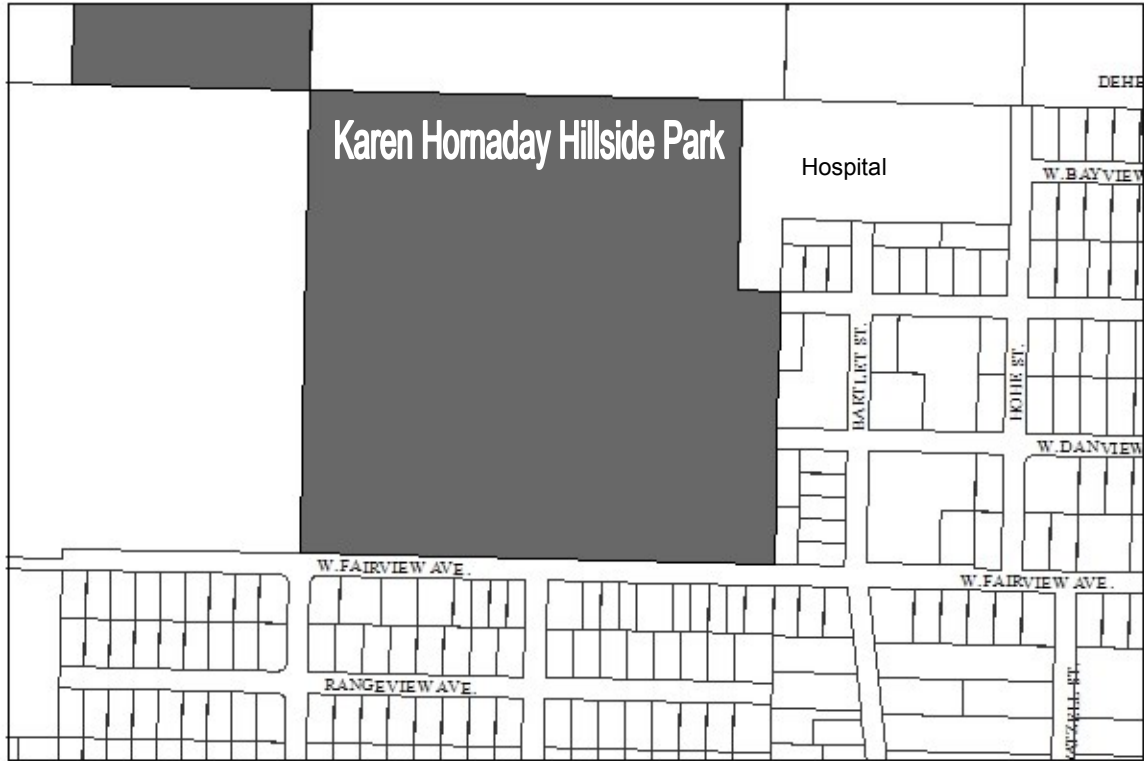
Zoning: Rural Residential

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

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

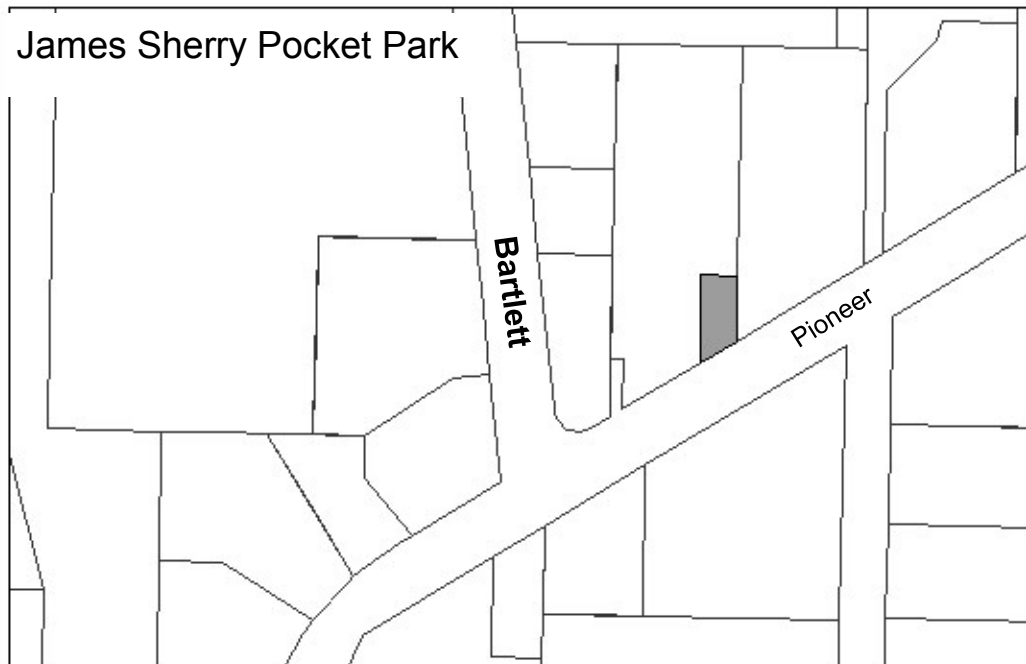
Wetlands: N/A

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

2015 Assessed Value: \$70,300

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

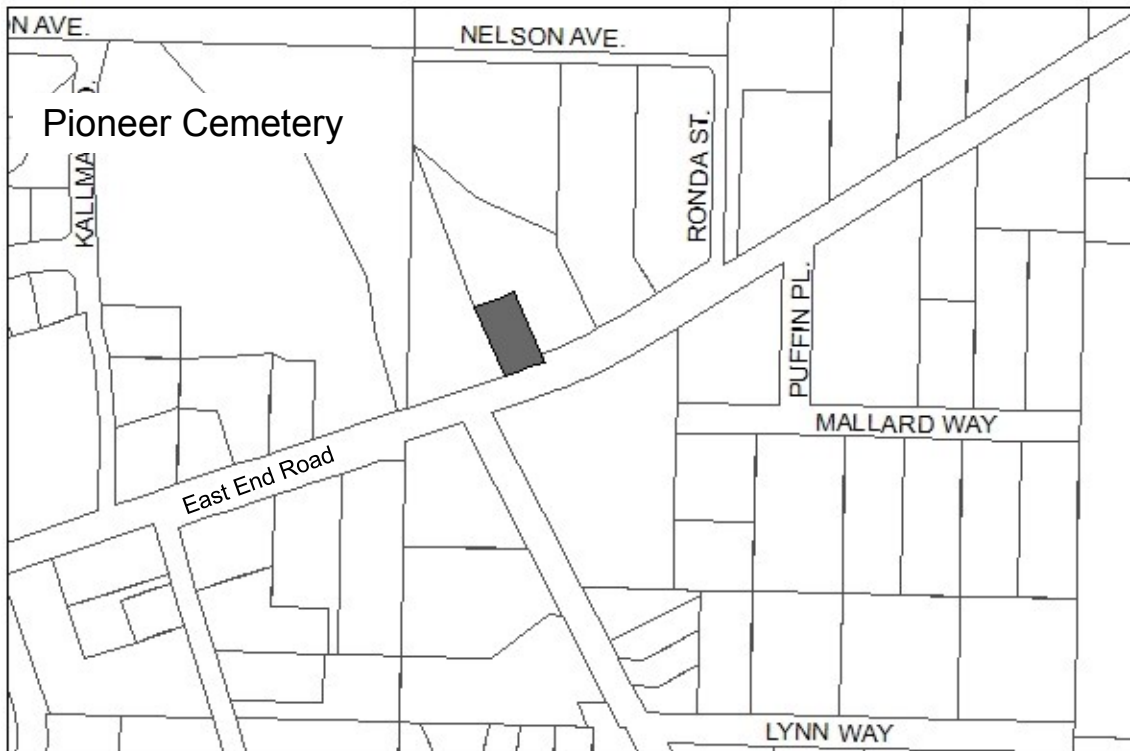
Zoning: Central Business District

Wetlands: N/A

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

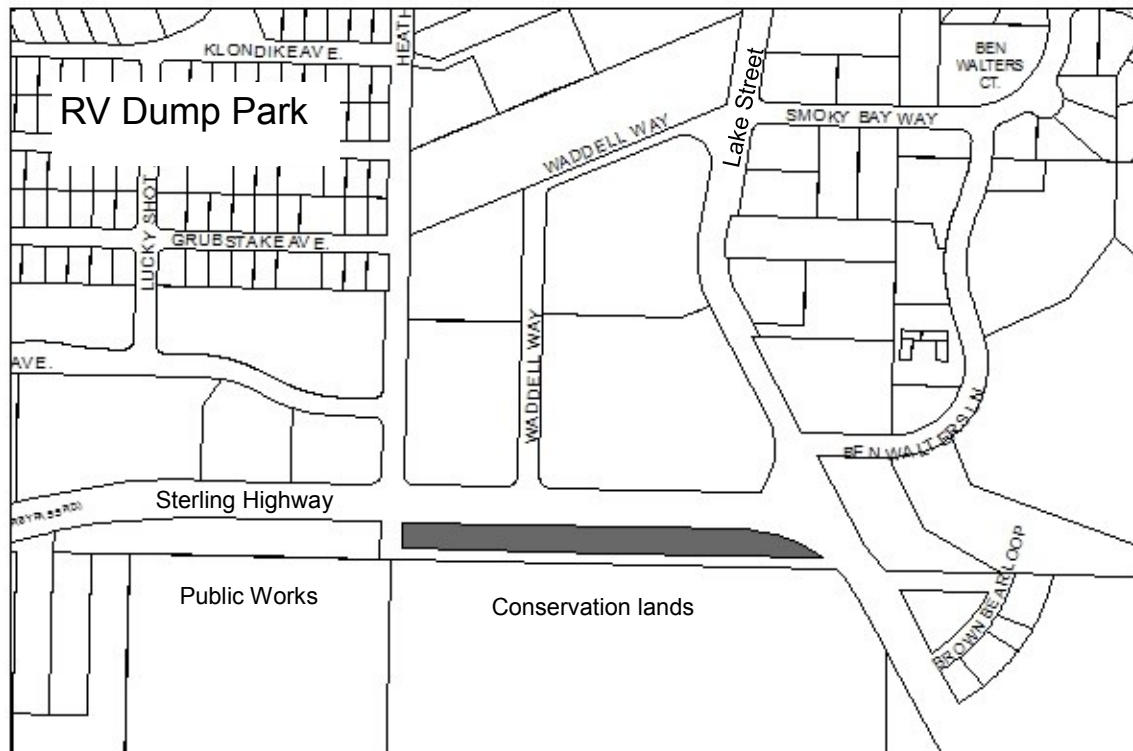
Legal Description: James Waddell Survey of Tract 4 Lot 4A

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

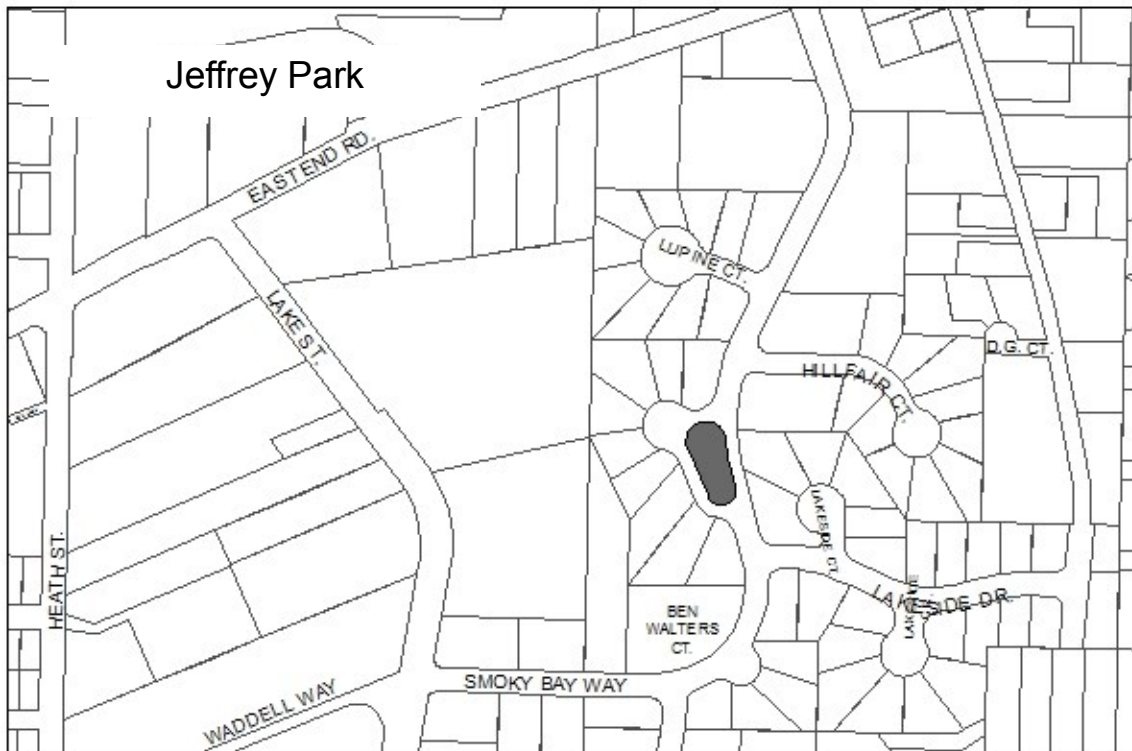
Zoning: Central Business District

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

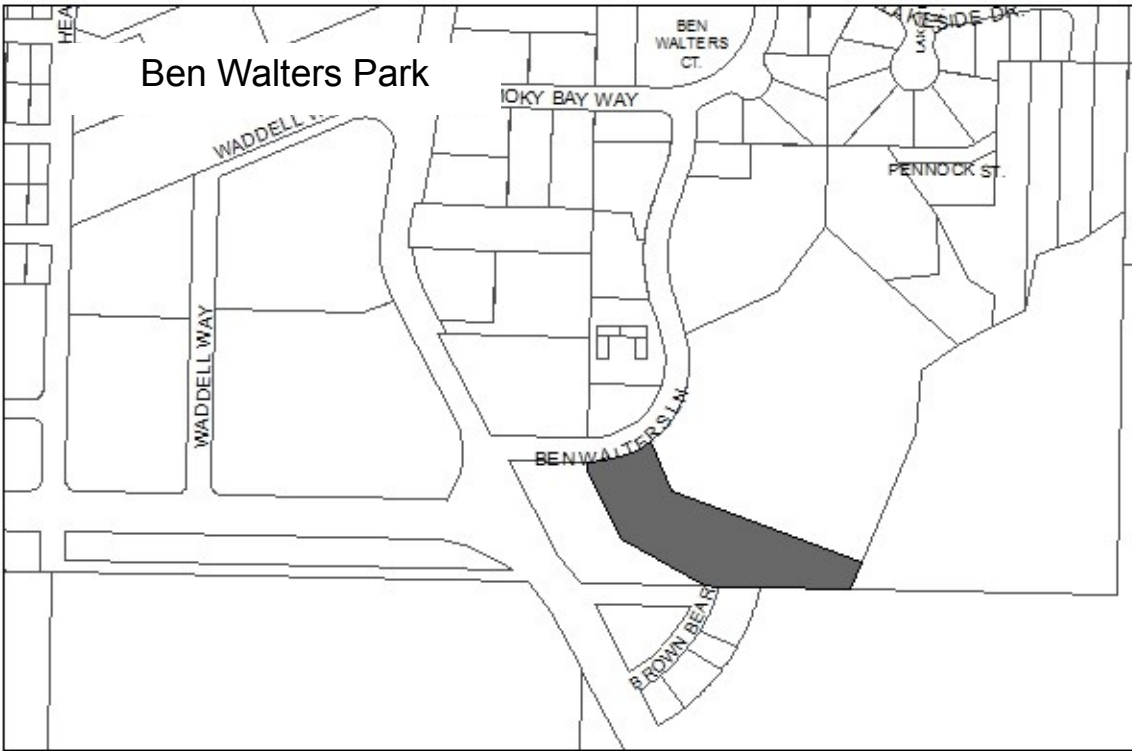
Zoning: Urban Residential

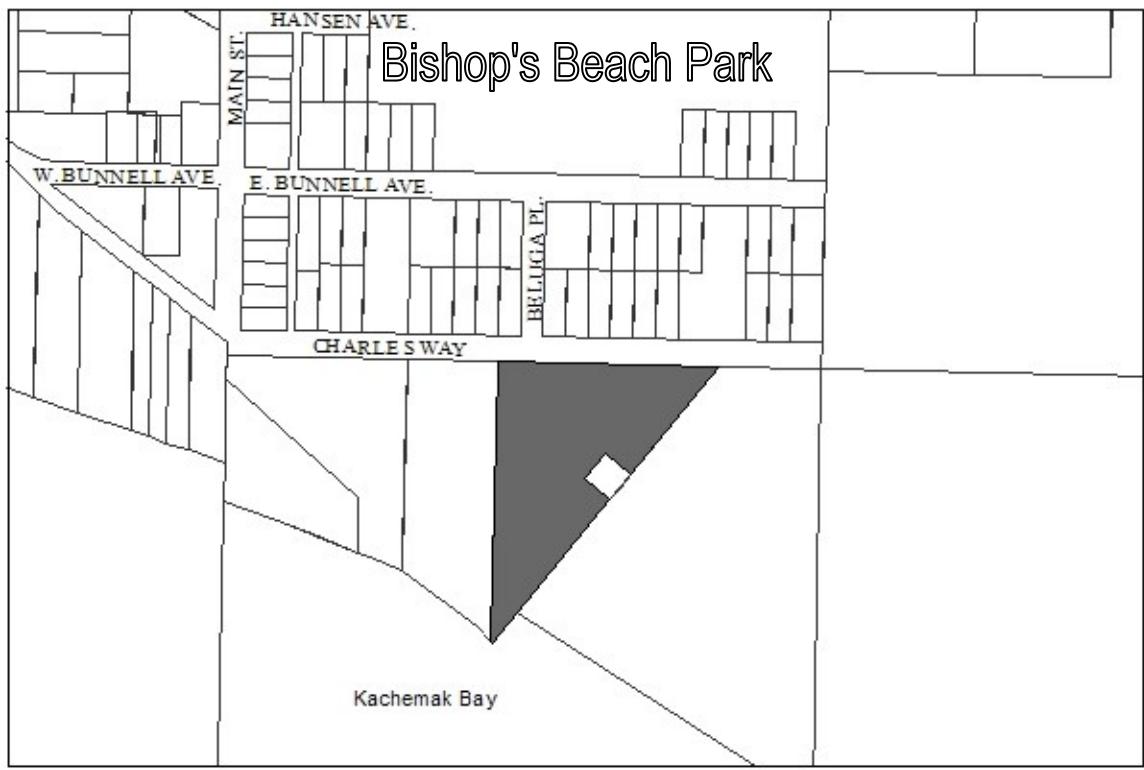
Wetlands:

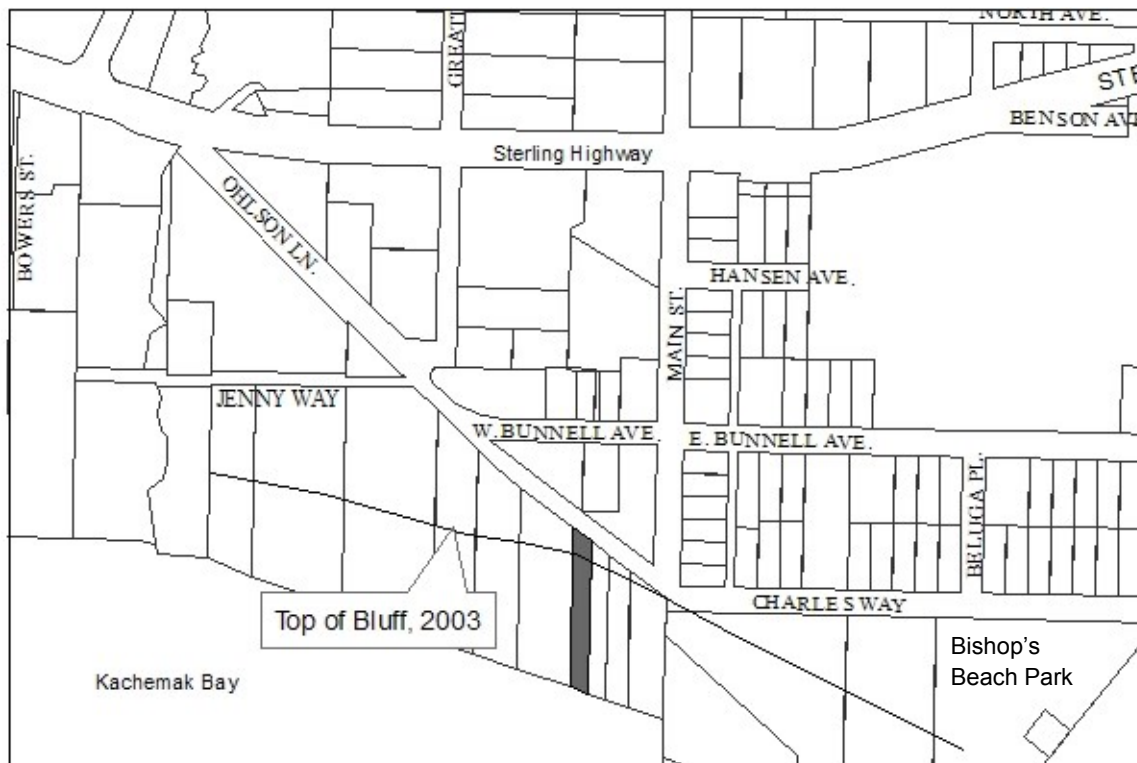
Infrastructure: Paved Road, water, sewer

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.

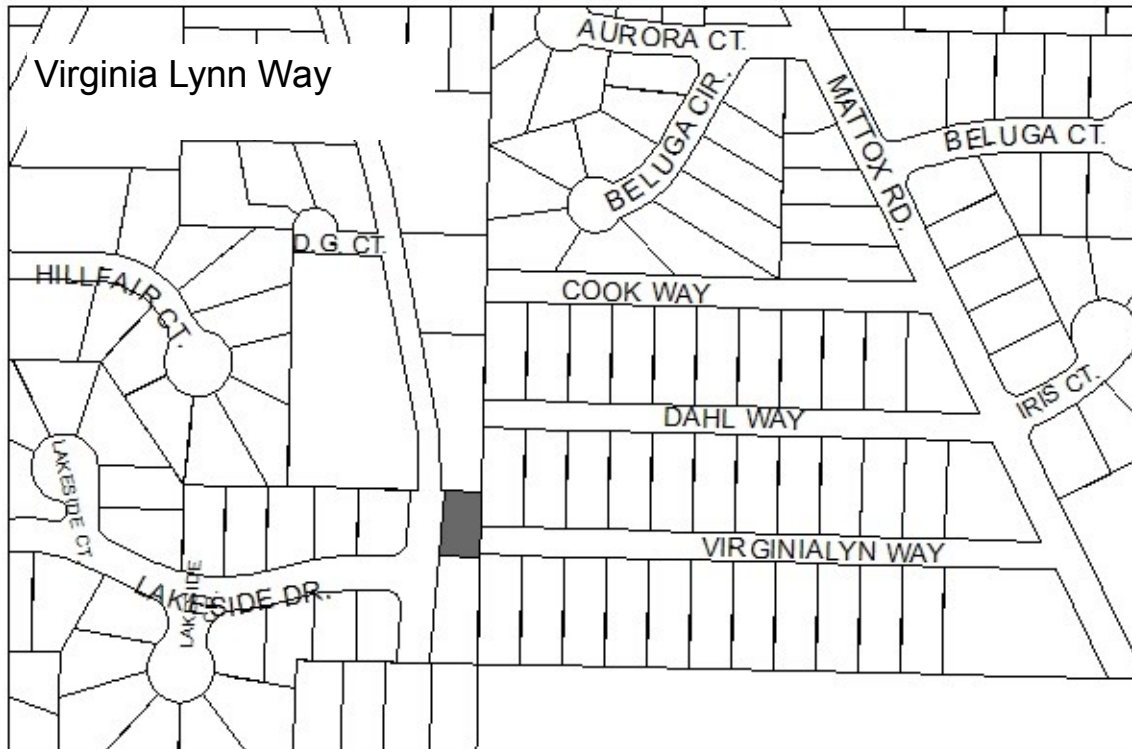
Finance Dept. Code:

	
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
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
Infrastructure: Paved Road, water and sewer. Public restrooms, covered fire pit, lake access and dock.	
<p>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.</p> <p>New swing set installed, 2008. New dock installed in 2009.</p>	
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 known 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.

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

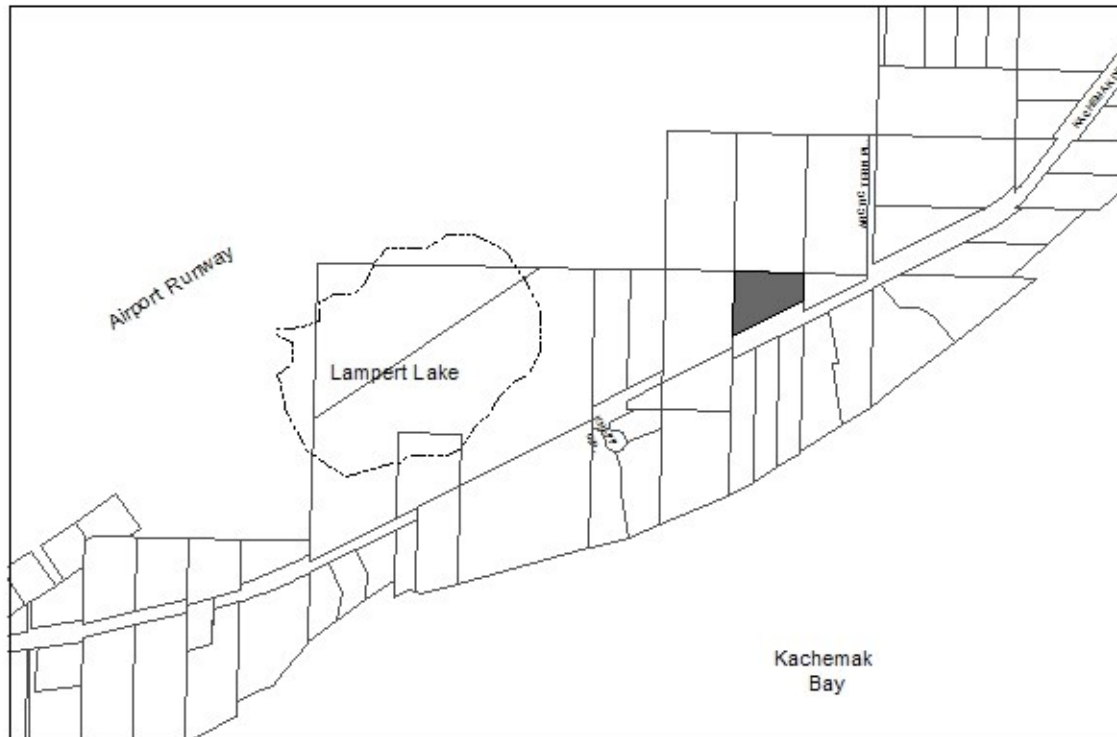
Wetlands: May be present. Site is mostly fill and old dump.

Infrastructure: Gravel road access.

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.

No water or sewer to service the new ball fields. Parking lot constructed in 2006. 2009: ord 09-35(A) allocated \$33,000 for improvements to two ballfields.

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, city water and sewer

Notes: Part of Kachemak Drive Phase 3 water and sewer SAD

Finance Dept. Code:



Designated Use: Resolution 15-030(A): Sell
Acquisition History: Lot 1: Ordinance 97-06(S) KPB

Area:
 Harry Feyer Subdivision Lot 1: 0.39 acres

Parcel Number: 17910001, 17911005

2015 Assessed Value: \$30,900 (lot 1)

Legal Description: Harry Feyer Subdivision Lot 1

Zoning: Rural Residential

Wetlands: none known

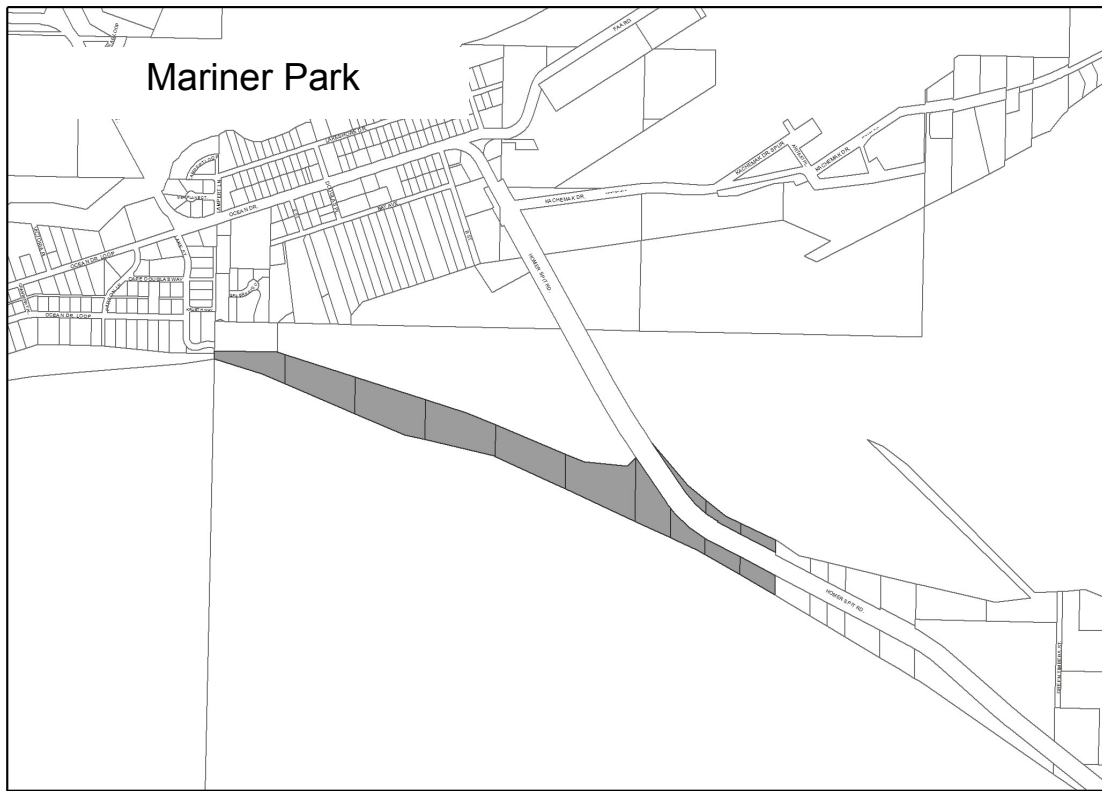
Infrastructure: Paved Road access, power.

Notes:

Has water and sewer assessments.

Resolution 15-030(A): For sale. Lot 1 has not yet sold.

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

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

Infrastructure: No infrastructure

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

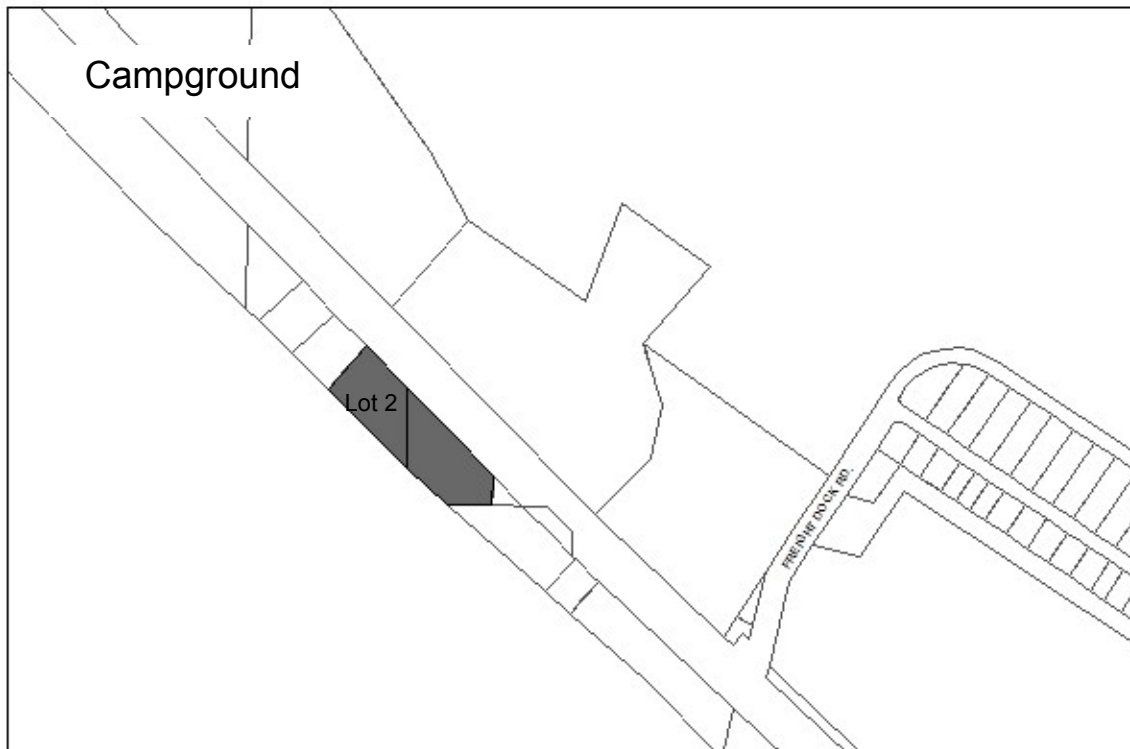
Mariner Park and Mud Bay were nominated by the City as Western Hemisphere Shorebird Reserve Sites in 1994 ("whissers"). They are recognized as sites of international importance. <http://www.whsrn.org/>

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. 2017 update: it appears that none of the lands are EVOS purchases, according to the EVOS website.

2016: new campground office located at Mariner Park.

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)

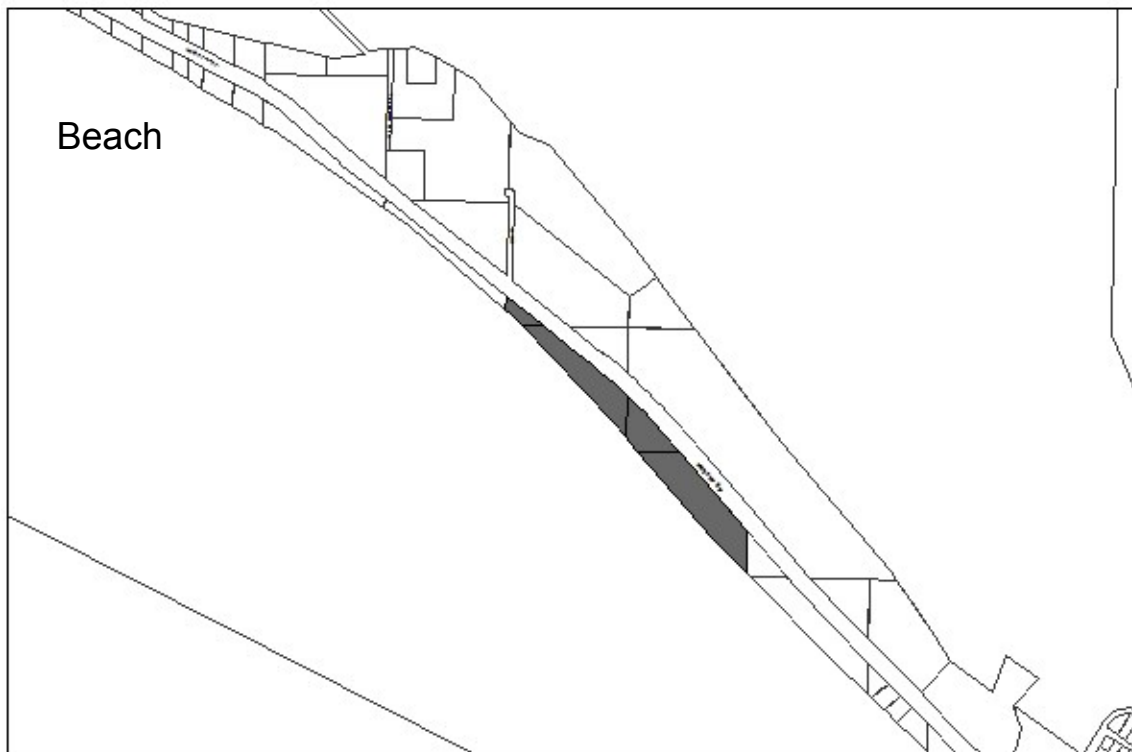
Legal Description: Homer Spit Subdivision Amended Lot 2, and that portion of Government Lot 14 lying south of the Homer Spit Road T6S R13W S35

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

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

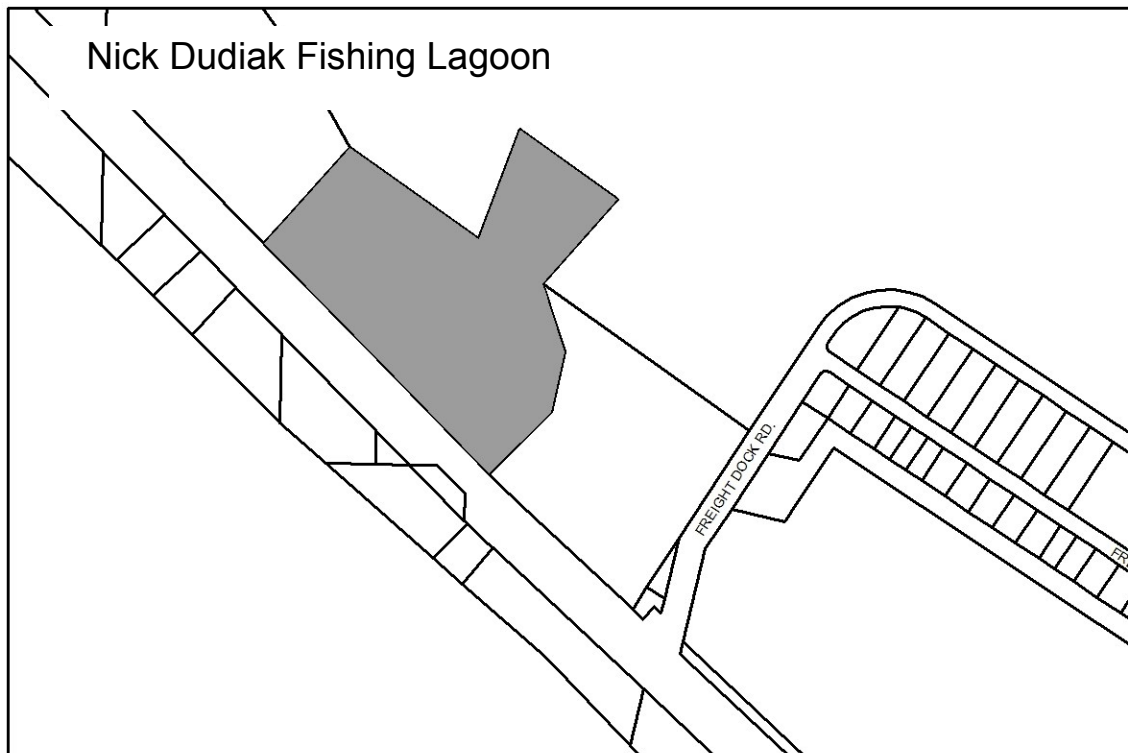
Wetlands: Tidal

Infrastructure: Paved Road access

Notes:

Acquisition history of lot 6 should be researched as budget allows

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

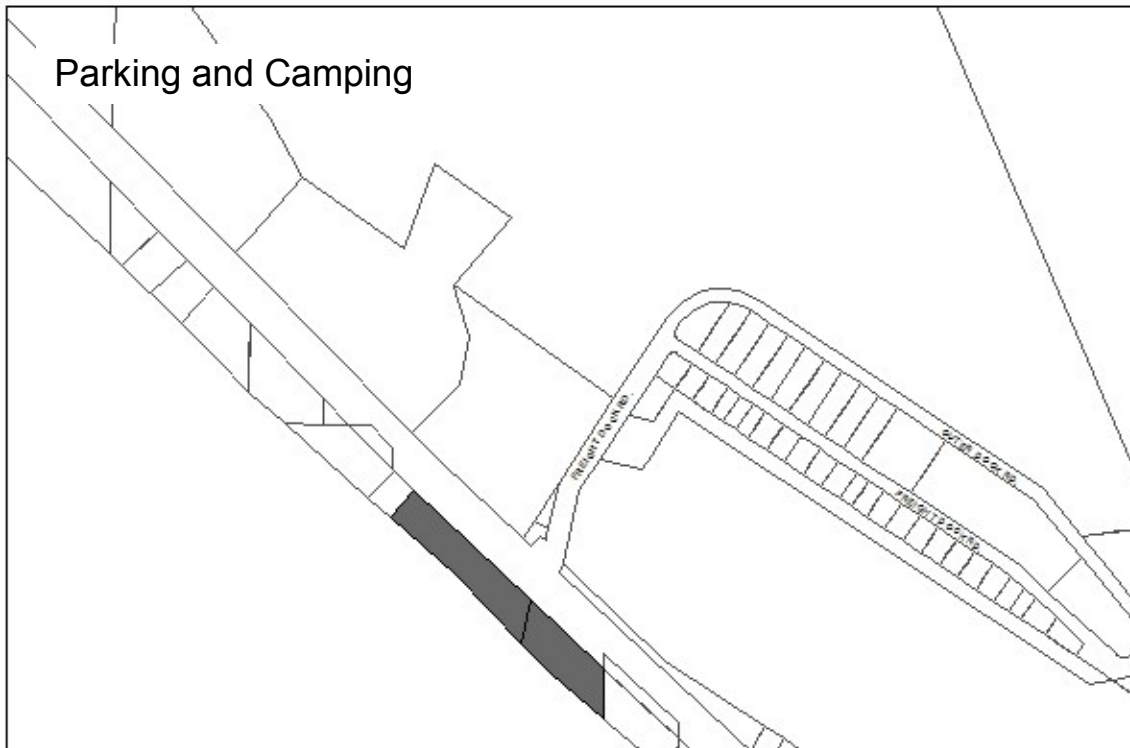
Wetlands: N/A. Portions in floodplain.

Infrastructure: City Water and Sewer, paved road access. Restroom.

Notes:

- Dredged in 2012
- 2016 construction of Kachemak Bay Water Trail shelter
- 2016 new fish cleaning tables built (ADFG funded)

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

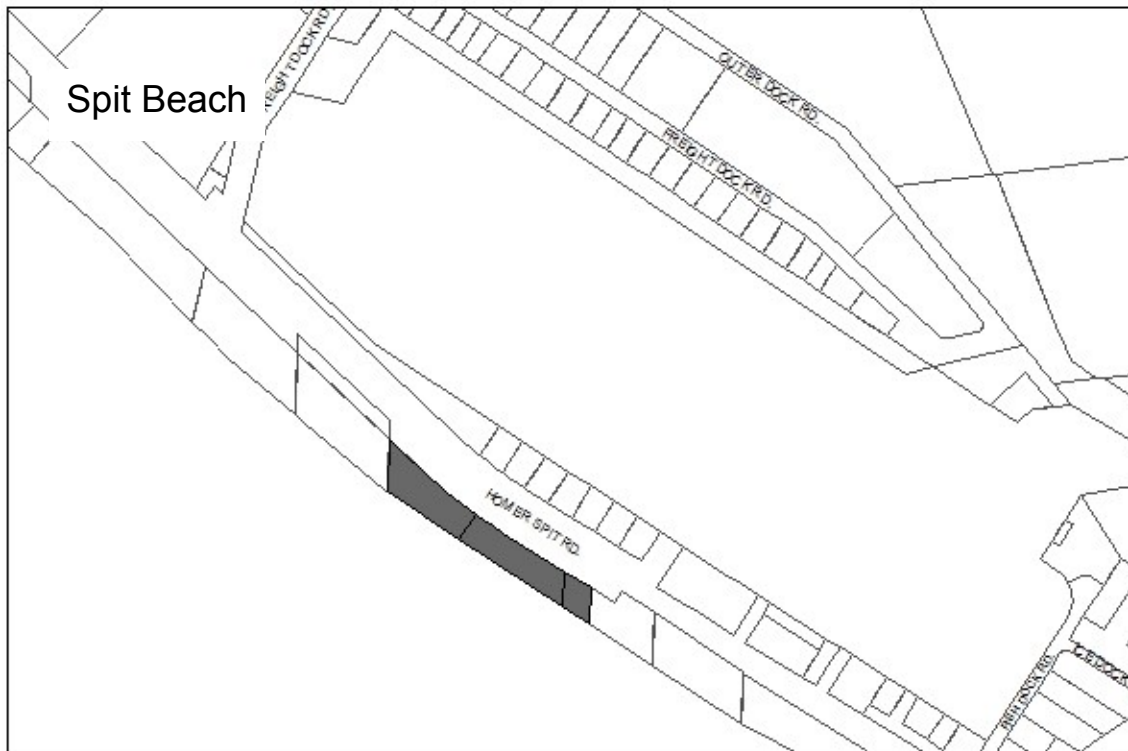
Legal Description: Homer Spit Amended Lots 7 and 9

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

2015 Assessed Value: \$400,800

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

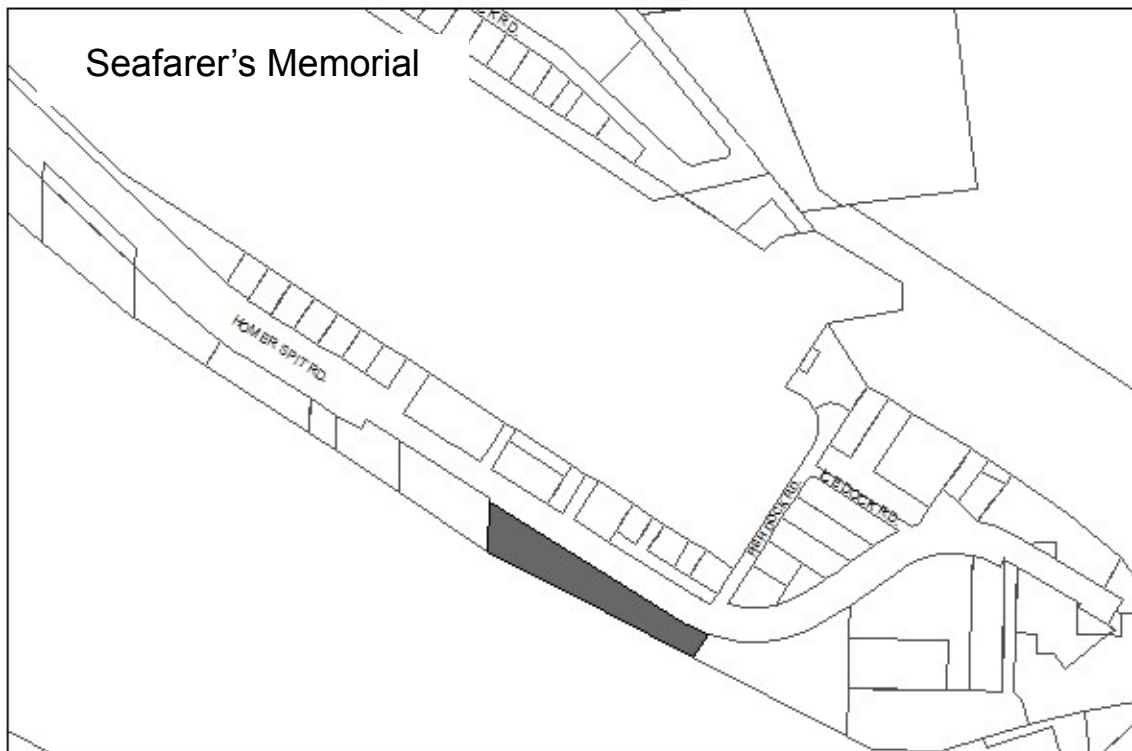
Zoning: Open Space Recreation

Wetlands: N/A

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

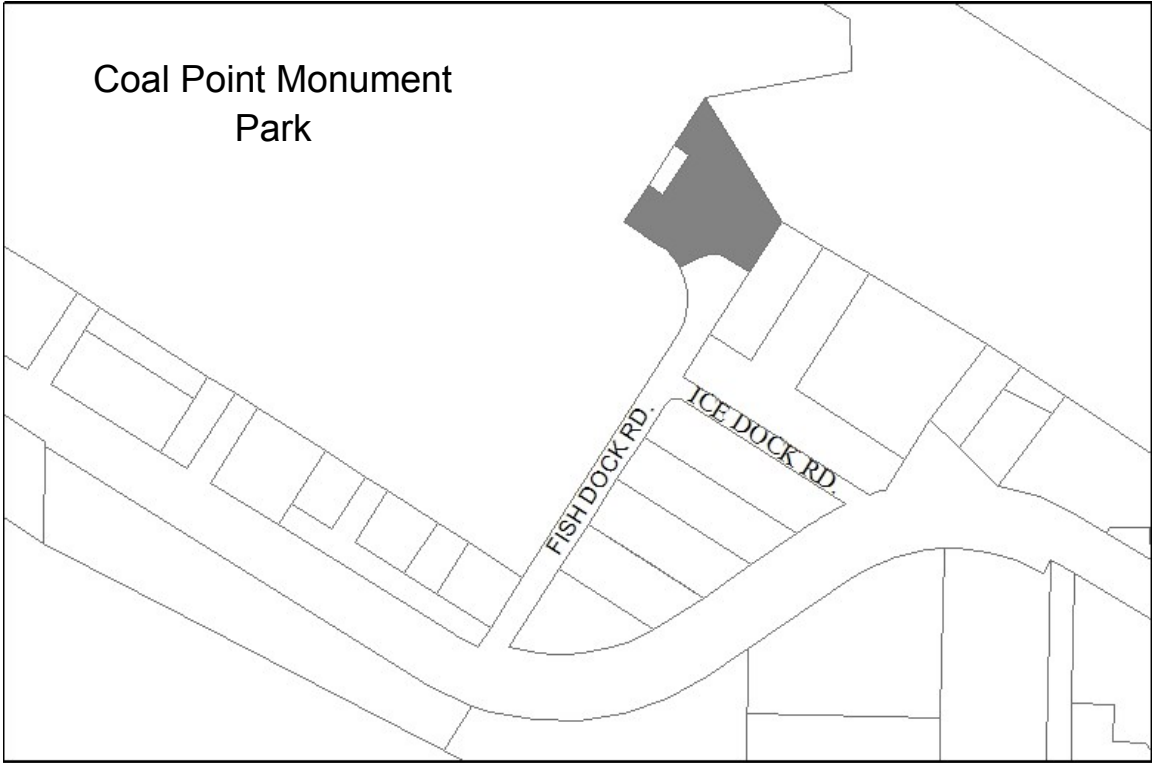
Legal Description: Homer Spit Amended Lot 31

Zoning: Open Space Recreation

Wetlands: N/A

Infrastructure: Paved Road

Finance Dept. Code:

 <p>Coal Point Monument Park</p>	
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 parking area	
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

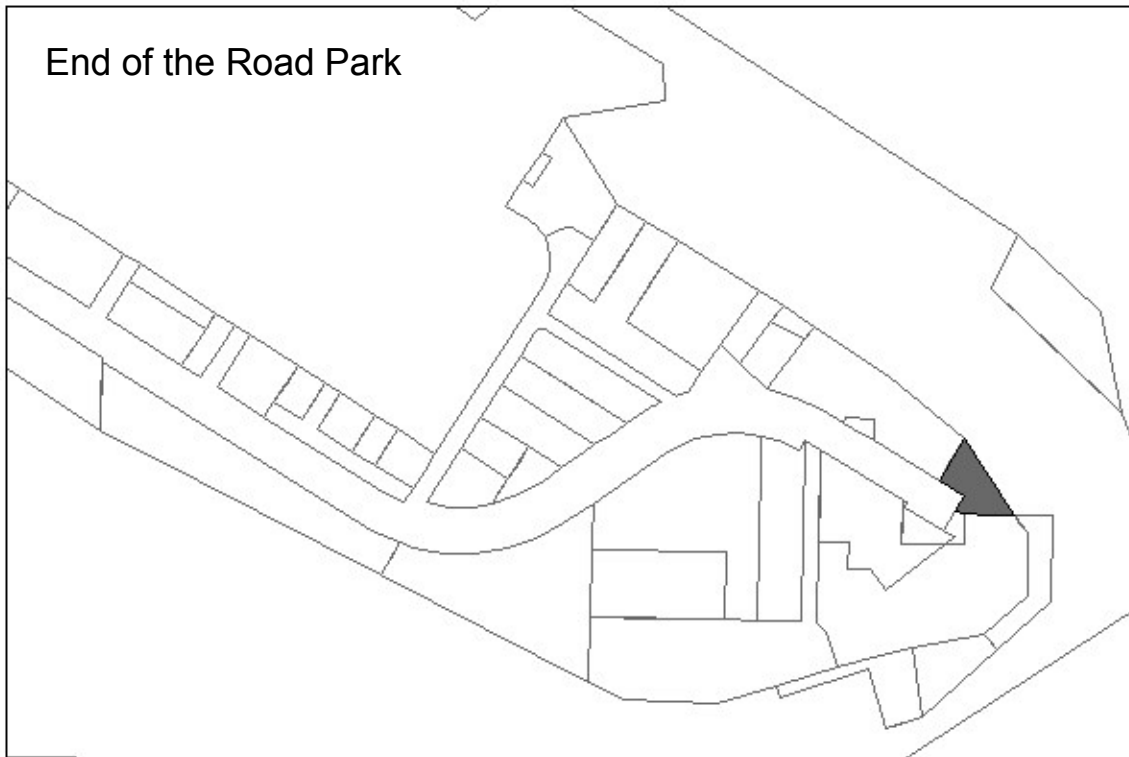
Zoning: Marine Industrial

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

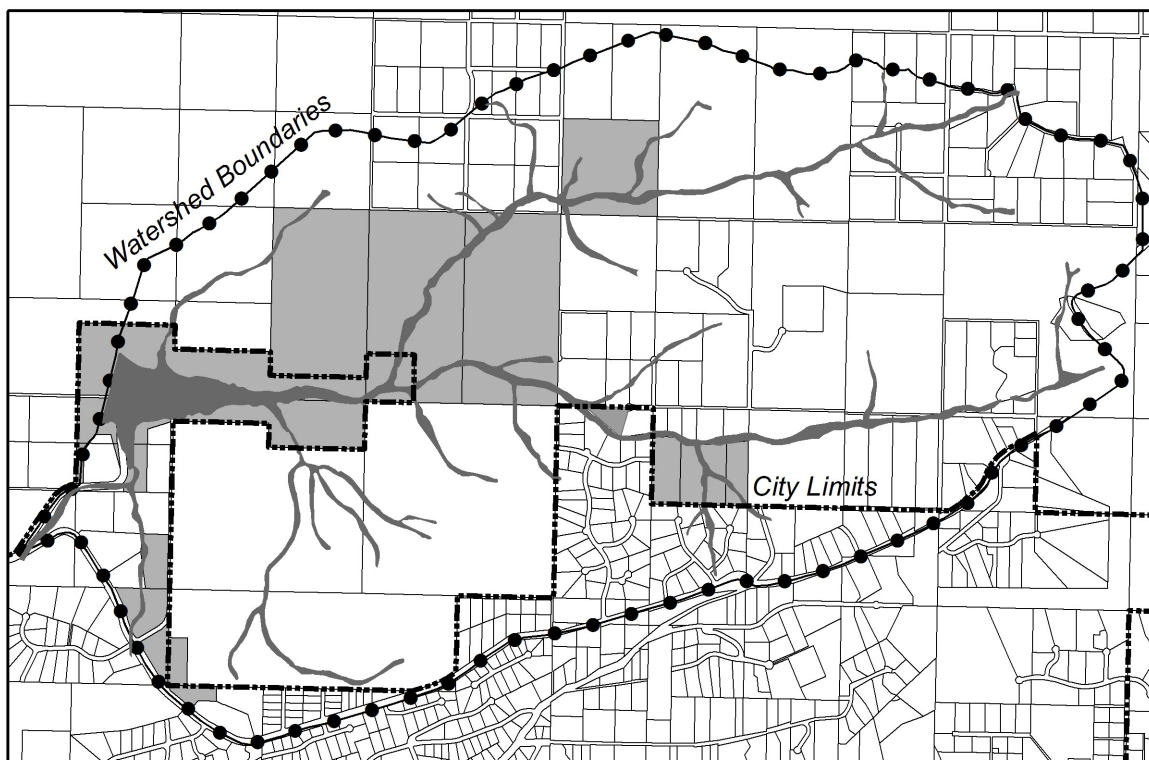
Address:

- Restroom construction 2013/14, parking lot paved, and spit trail completed
- Access easement granted to Land's End for fire egress, due to erosion of beach.

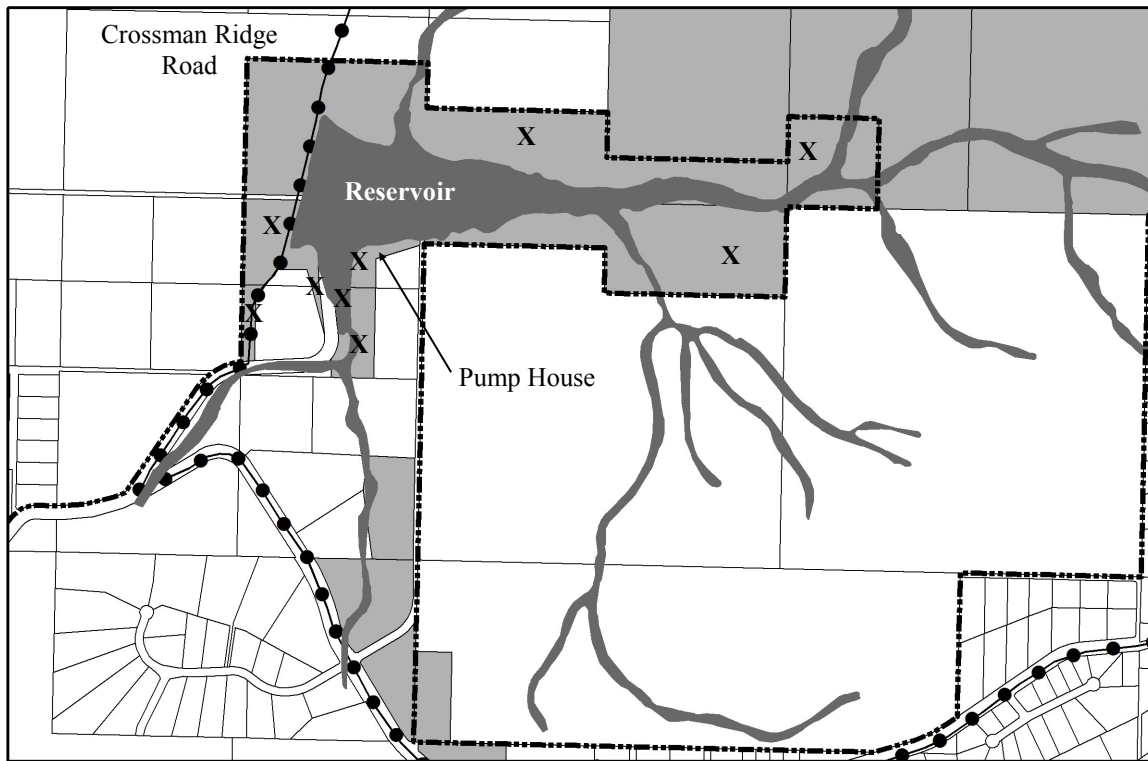
Finance Dept. Code:

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 22 lots totaling 438.46 acres with an assessed value in 2016 of \$5,067,300. Lands include conservation purchases from the University of Alaska, Bureau of Indian Affairs, Kenai Peninsula Borough tax foreclosure, private parties, and water system infrastructure such as the reservoir, pump house, and water treatment plant and tanks.



Section updated November 29, 2017



Designated Use: Bridge Creek Watershed, Reservoir and pump house

Acquisition History:

Area: 120.9 acres

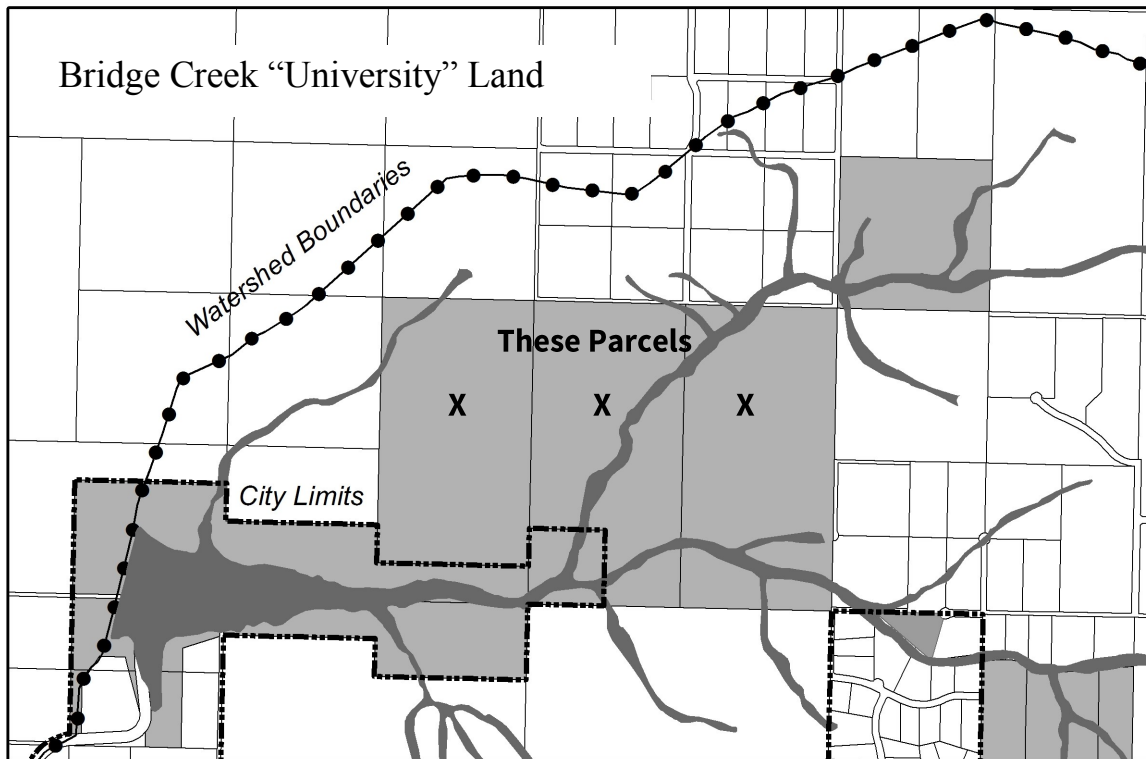
Zoning: Conservation

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

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.

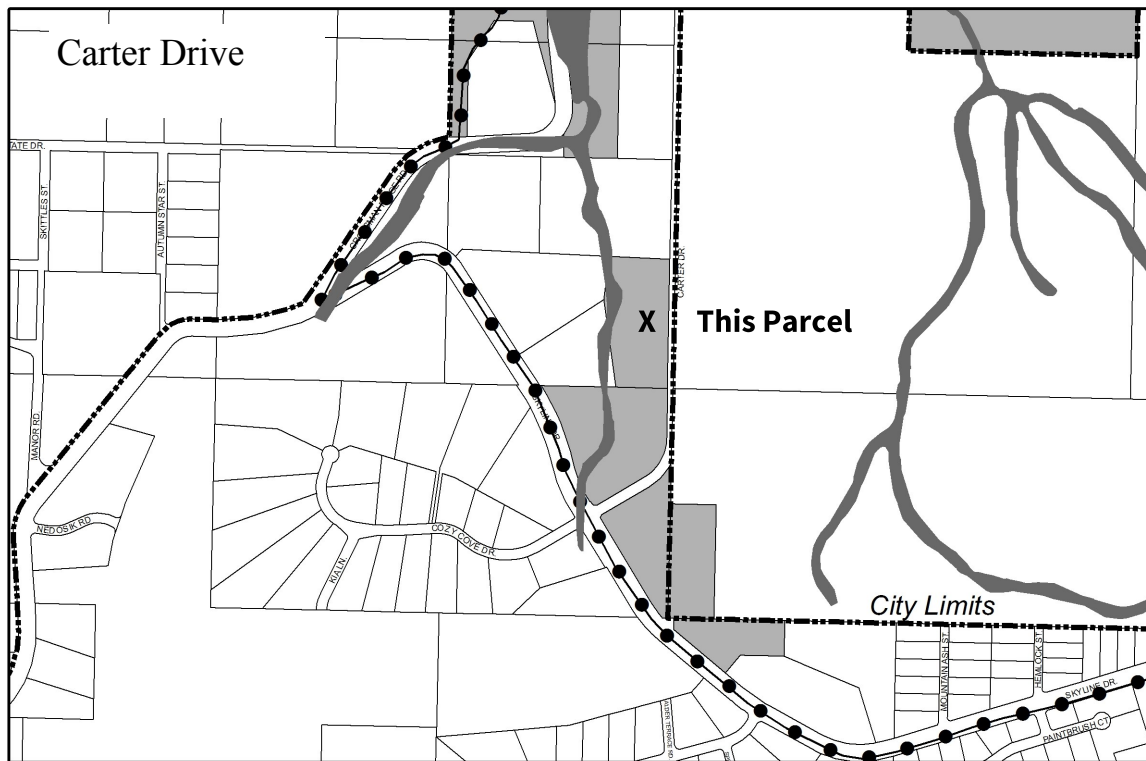
Infrastructure: None. Limited legal and physical access.

Notes:

Paid \$265,000 for land in 2003.

Fire hazard mitigation conducted in 2011.

Finance Dept. Code:



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.

Area: 5.93 acres

Parcel Number: 173070760

2015 Assessed Value: \$75,100 (Land \$44,300 Structure \$30,800)

Legal Description: HM0840119 T06S R13W S07 Pioneer Valley Subdivision Lot 2

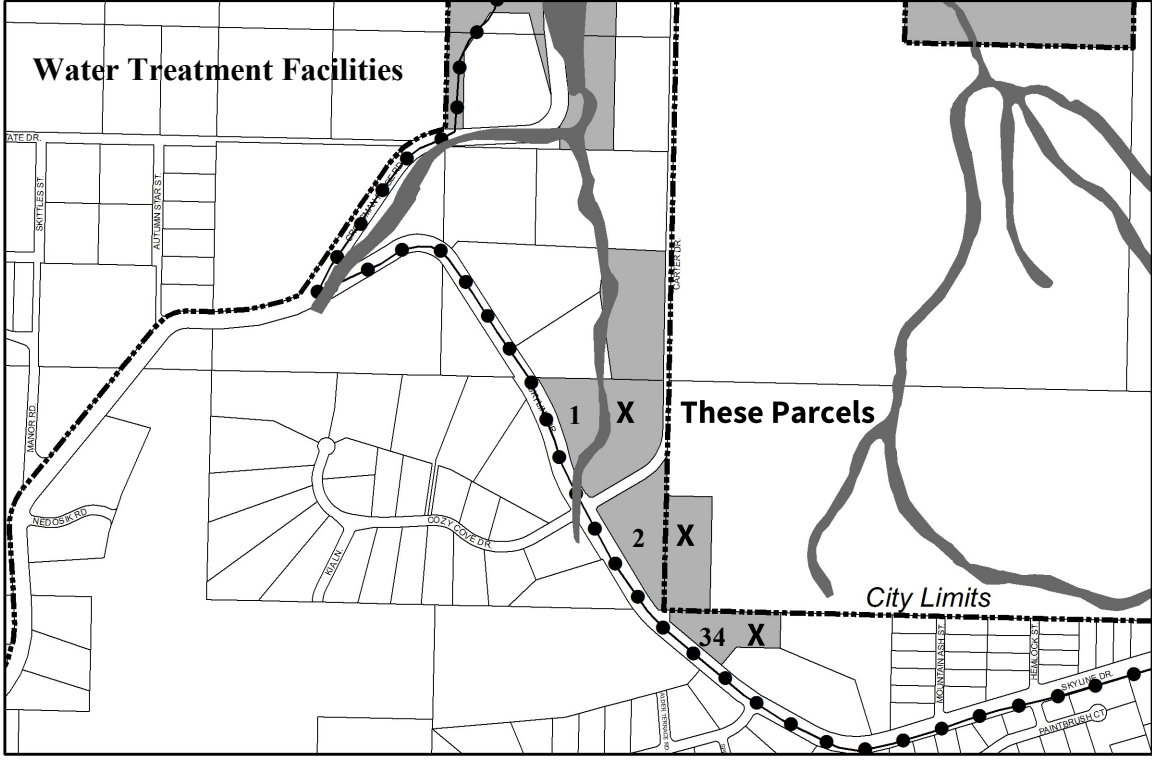
Zoning: Rural Residential, Bridge Creek WPD

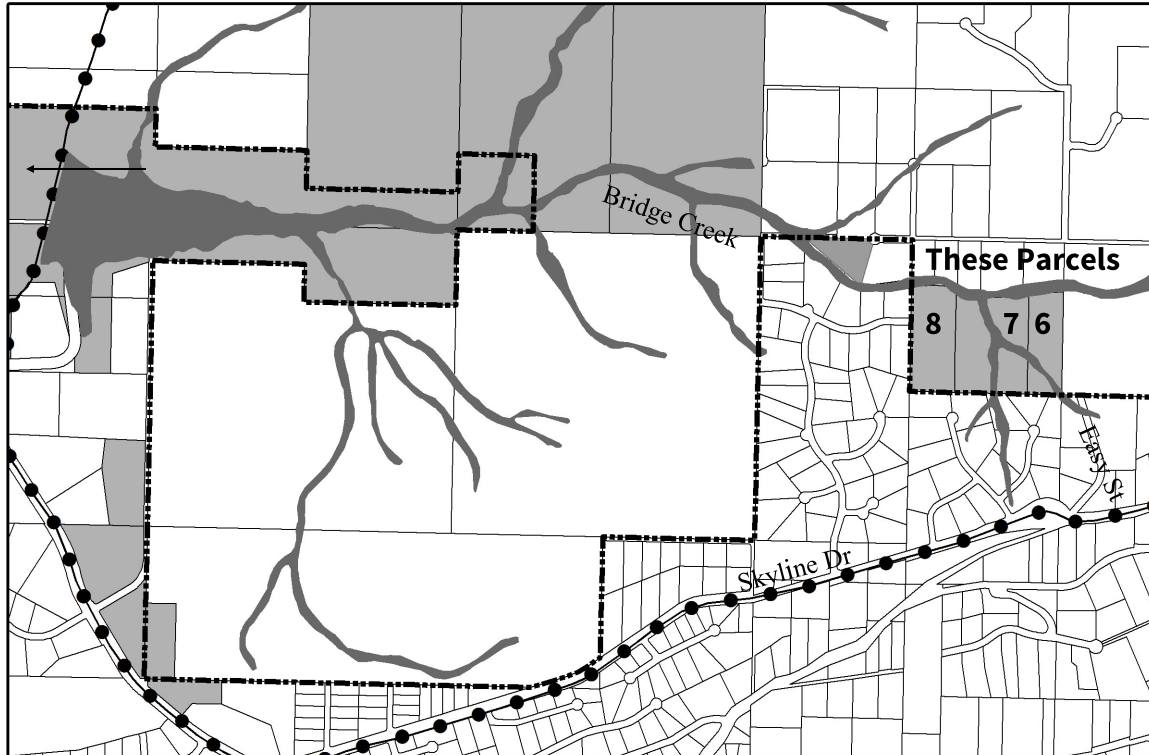
Wetlands: Some discharge slope wetland, possibly a creek to the Reservoir.

Infrastructure: Driveway access to property.

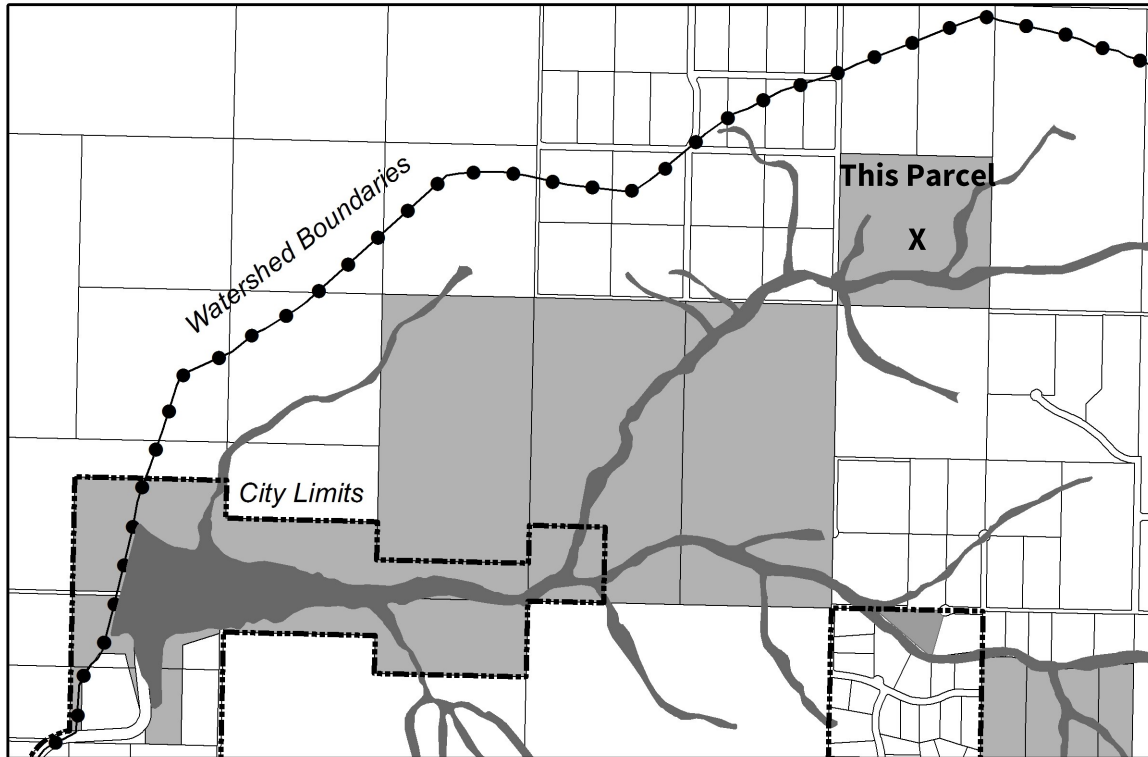
Notes: Property includes a small cabin.

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.</p> <p>Acquisition History: Ordinance 10-21 (Lot 1) Lot 34 Purchased 1/97 Tulin</p>	
<p>Area: Lot 1: 7.83 acres Lot 2: 8.34 acres Lot 34: 3 acres</p>	<p>Parcel Number: 17307094, 95, 96, 17308034</p>
<p>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,</p>	
<p>Legal Description: Hillstrand's Homestead Lots 1, 2, Tulin Terrace Upper Terrace Lot 34</p>	
<p>Zoning: Rural Residential, Bridge Creek WPD</p>	<p>Wetlands: Some discharge slope wetland, possibly a creek to the Reservoir.</p>
<p>Infrastructure: Paved road, electricity</p>	
<p>Notes:</p> <p>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.</p>	
<p>Finance Dept. Code:</p>	



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, Watershed Protection Purposes (Reso 16-043 Ord 16-19)

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.

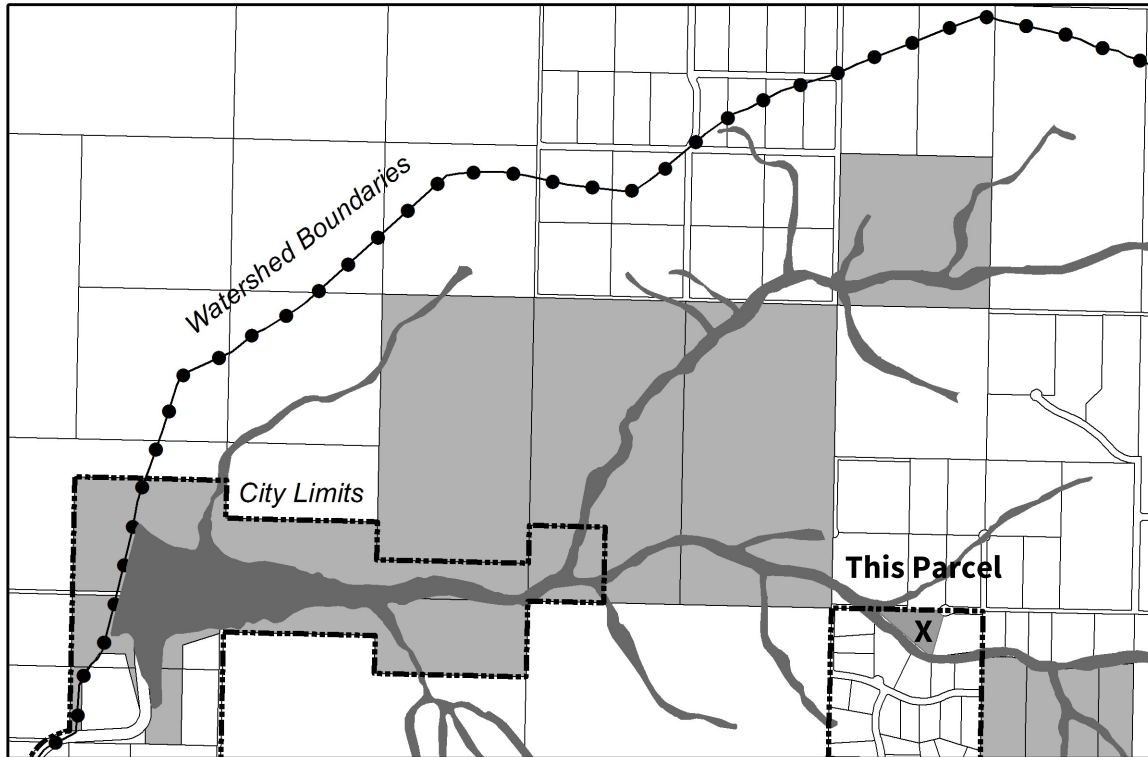
Infrastructure: Gravel access on Easy Street and Quinalt Ave. There is a gravel road with some sort of easement over lots 6 and 7.

Notes:

Purchase cost: \$2,805.21 in 2015.

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:



Designated Use: Watershed Protection Purposes (Ord 17-27)

Acquisition History: City purchased from private land owner

Area: 2.86 acres

Parcel Number: 17305408

2017 Assessed Value: \$45,200 (high)

Legal Description: T 6S R 13W SEC 9 SM Kelly Ranch Estates Sub Lot 8 Block 1

Zoning: RR, and part of the Bridge Creek WPD.

Wetlands: Lot is all wetlands. Bridge Creek runs thorough the valley on the south side of the lot.

Infrastructure: Access by foot or ATV via a section line and undeveloped right of way.

Notes:

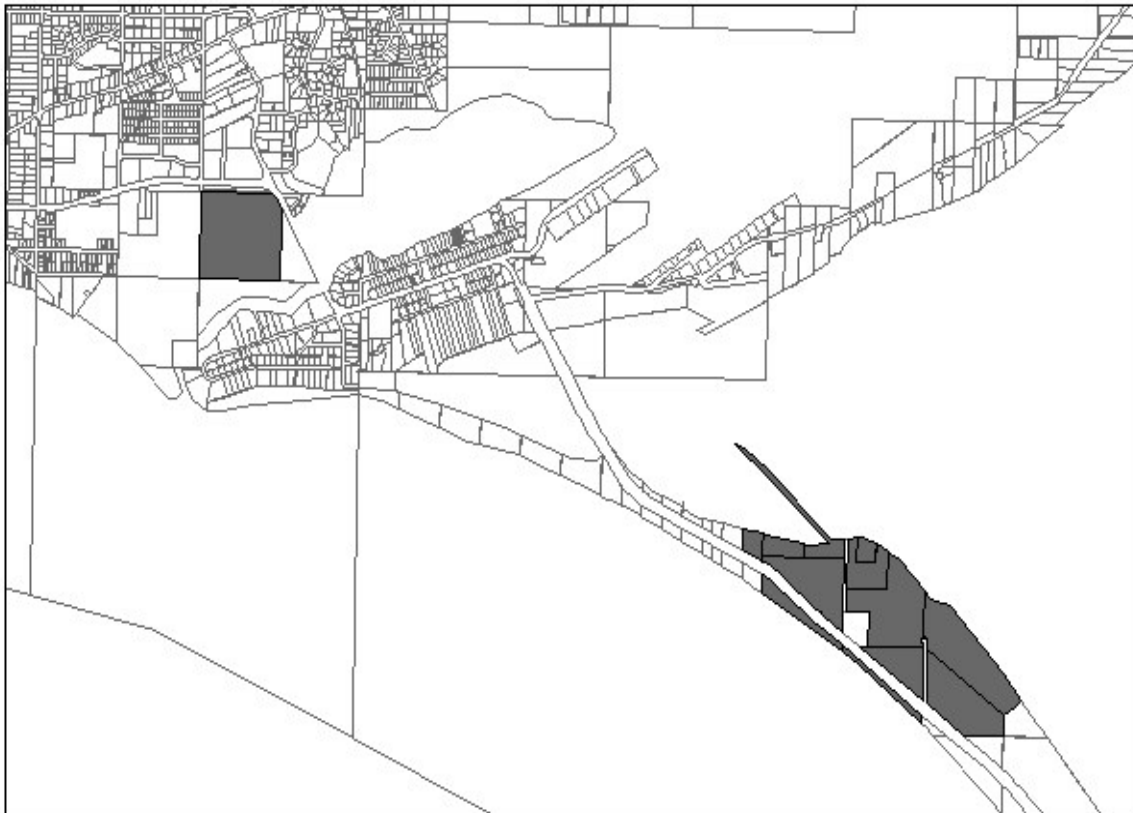
Purchase cost: \$21,000 in 2017.

Finance Dept. Code:

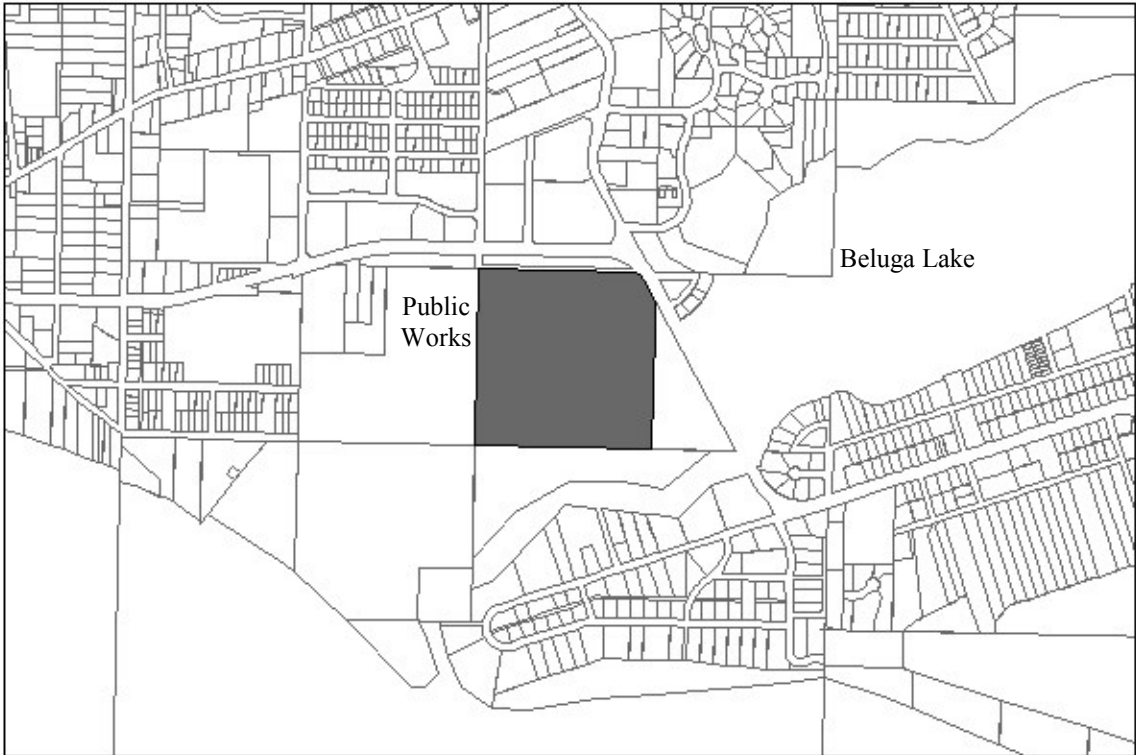
Homer Conservation Easement Lands

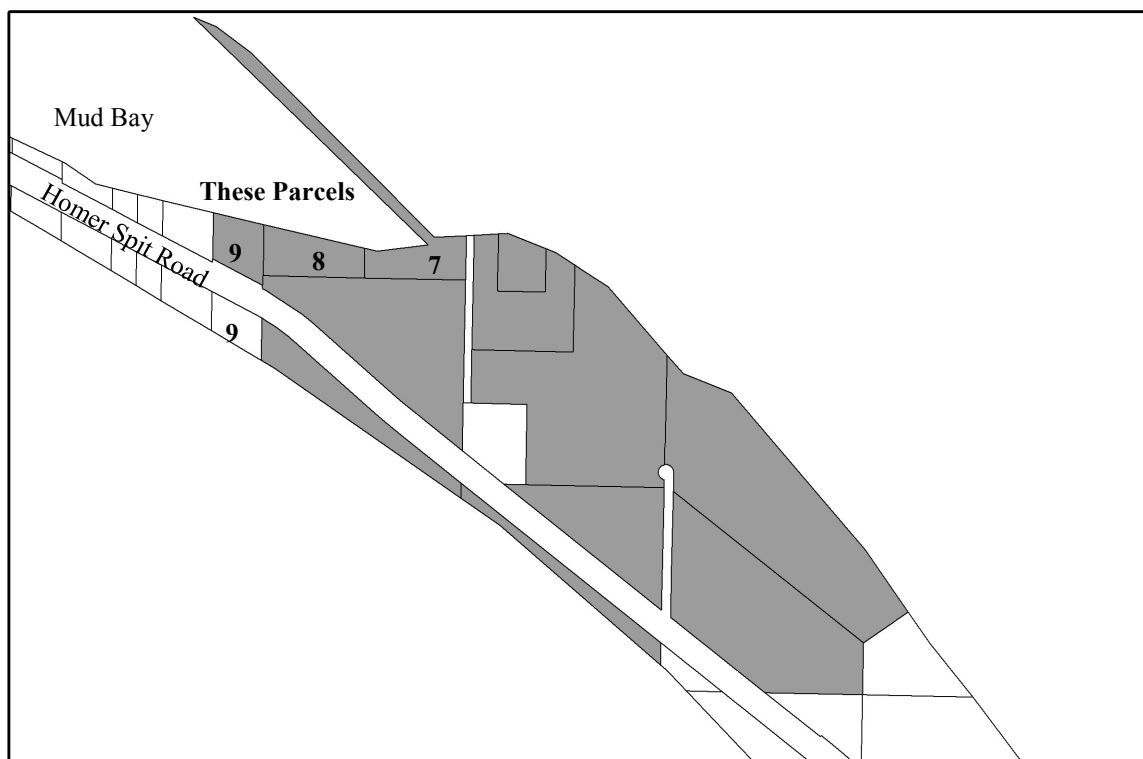
Existing conservation lands in Homer were mainly acquired through Exxon Valdez Oil Spill funding. Generally there are very strict easements on these lands as they were purchased to protect habitat, particularly shorebird habitat in sensitive areas. A portion of Louie's Lagoon has a conservation easement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

Total acreage: 169.72 acres.



This section updated 11/20/2017

	
Designated Use: Acquisition History: EVOS purchase and conservation easement.	
Area: 39.24 acres	Parcel Number: 17714006
2017 Assessed Value: \$9,900	
Legal Description: HM T06S R13W S20 NW1/4 SE1/4 EXC HOMER BY PASS RD	
Zoning: Conservation	Wetlands: Beluga Slough Estuary
Notes: <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**2017 Assessed Value:** Lot 7: \$6,800 Lot 8: \$113,300 Lot 9: \$142,400 Lot 9S: \$4,100

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:

- 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**2017 Assessed Value:** Total: \$281,800**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.**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**2017 Assessed Value:** Total: \$207,500**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:**

- 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 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

TO: Mayor Zak and Homer City Council
FROM: Katie Koester, City Manager
DATE: January 3, 2018
SUBJECT: January 8 City Manager Report

Battle Creek Project

The Battle Creek project is a 46 million dollar project to expand power generation capacity at Bradley Lake by diverting runoff from the Battle Glacier. The project is expected to begin this spring with completion in 2020. The Port of Homer is the most logical and cost effective way to handle the projects logistical needs and we expect to see increased traffic during all phases of construction.

Project Review of 2017 and what's ahead for 2018

Public Works complied a year in review for projects completed in 2017 (attached). The list includes the budget and actual for the projects and recent equipment purchases. In the case of each project/purchase, the unspent funds lapse back into the account they were appropriated from. For example, the used steamer truck purchased in 2013 came in \$14,569 under budget. These funds then stay in the Public Works Fleet Reserve. Overall, the record demonstrates a track record of responsible project management. The write up also includes anticipated projects for 2018.

Governor's Budget

On December 15th Governor Walker released his Draft 2019 budget. The direct impacts to Homer remain fairly status quo, detailed below. However, it is important to remember that this is just the proposed budget, the power of the purse is held with the Legislature. The budget – and proposed revenue stream – will undergo intense scrutiny in the coming months.

1. The City participates in Alaska Land Mobile Radio (ALMR), a state wide radio communications system. To encourage participation in ALMR the state pays a maintenance fee for the equipment on behalf of municipalities. In the past the State has threatened to not fund this and shift the cost to participating municipalities. For Homer, that could mean opting out of ALMR. In Governor Walker's budget, the State will continue to fund ALMR.
2. The City has a contract with DOT to provide winter maintenance to Pioneer Avenue (\$34,000). The City took over this responsibility years ago from the State as the businesses and residents demanded a higher level of service than DOT was able to provide (plowed sidewalks and removal of snow from the middle of the road, for example). The Governor's budget includes status quo funding for this contract.

3. Police Department. The Troopers have a contract with the City for occasional use of the Police station. This will remain in place in the proposed budget (\$36,000). The Department of Corrections has a contract with the City to house state prisoners in the Homer Jail. This contract was cut by 40% in 2015, but will remain status quo (\$424,000) in the proposed budget.
4. The City pays 22% of payroll for each employee in the Public Employees Retirement System (PERS). The State picks up anything over 22% per employee, as calculated by the actuaries. Some years this is a very high number, depending on the health of the fund and variables the actuaries use to determine the normal cost. Although the Governor's budget includes the full on behalf payment, in the past the Legislature has repeatedly threatened to increase the 22%. A 1% increase in PERS contribution rates represents approximately \$60,000 for the City of Homer operating budget.
5. State wide, Community Assistance (formerly Revenue Sharing) will drop by 1/3, or \$20 million state wide. This means the City of Homer would receive \$136,731 this year in comparison to \$205,118 in 2017. However, there has been talk of a the FY18 supplemental including a \$30 million boost to the fund, so this is one we should also be watching.

Customer Comment Cards

The 4th quarter report for customer feedback comment cards is included in your packet. In summary, Five compliments received – two to Public Works for road and trail work; three to the Library. Five cards held suggestions for improving City services; these were shared with appropriate Department and follow-up completed with each customer offering a suggestion.

Police Station Worksession

An extended worksession (4-7) is scheduled for the police station project on January 29th. In order to prepare for the meeting and make sure it is a productive use of your time, I welcome any input you have on materials you would like to have available or any information that needs to be tracked down. I am hopeful that after the worksession legislation can be introduced at the February 12th Council meeting that confirms the direction the City Council would like to head in. Some talking points for the worksession pulled from previous Council discussion are listed below. Resolution 17-074(S)(A) directs existing police station project budget to be used to hire a local facilitator. I welcome any suggestions you have on facilitating the worksession.

1. Building location
2. Building cost
3. How to pay for it
4. Timing. Target date for construction?
4. Weather or not to maintain current design/build contract with Stantec

Kenai Peninsula Borough Comprehensive Plan Update

The Kenai Peninsula Borough is soliciting public comment on their draft 2018 Comprehensive Plan until January 31, 2018. The Planning Director has participated in the process and the Planning Commission will review the document. To review the Public Review Draft and comment, visit <http://kpbcompplan.com/>

Quiet Creek Park Subdivision (Phase I)

Councilmembers have asked for an update on the proposed Quit Creek Park Subdivision. Public works provided the December 2017 update below.

The Developer has executed a Construction Agreement that sets the conditions under which the City will accept ownership of the road, drainage, water and sewer improvements (and non-City-owned utilities) constructed by the Developer to serve the subdivision. The plat cannot be recorded or lots sold until all subdivision improvements has been constructed and accepted by the City. Plans have been submitted, reviewed and commented on. Final plan submittal for Phase I will be made once ADEC approval to construct has been obtained. Attached is a map showing the three phases. The road connection to Mountain View Drive is anticipated to be completed during Phase II.

The plans currently provide for gravel roads, piped water and sewer mains meeting City standards, and drainage improvements (including storm water detention basins – sized to detain runoff from a 10 year storm). The developer is not required to pave the roads, but has indicated that his intention is to pave after all phases are complete. No sidewalks are included in the project.

The Developer has paid an inspection fee. The Developer has submitted and Public Works has approved a Flushing/Testing plan for the water line installation, a Work Schedule, a Quality Control Plan, and Public Works has reviewed the SWPPP Plan and Corps wetlands permits.

Public Works has reviewed submittals from the Contractor, East Road Services, for all materials and equipment being used and approval has been issued with a few exceptions. Public Works has issued a Conditional Notice to Proceed for the construction of the above referenced subdivision improvements that covers approval to order drainage culvert and water main pipe, complete clearing and grubbing, culvert installation, and initial road excavation. No construction of any road improvements or water and sewer improvements is authorized until plans receive final approval.

Public Works expects that construction of the creek crossing culverts will be completed over the next few month; followed by installation of water and sewer mains. Road construction will start in early spring 2018 with substantial completion mid-summer.

At full build-out, anticipated annual road and drainage maintenance costs are \$30,000. However, the increase in property tax revenue with full build out and occupancy should more than cover the anticipated expense.

Enc:

January Employee Anniversaries

Public Works 2017 Project Review

Resolution 17-074(S)(A)

APSC Stakeholder Academy Funding

4th Quarter Customer Comment Card Report



City of Homer

www.cityofhomer-ak.gov

Office of the City Manager

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Homer, Alaska 99603

citymanager@cityofhomer-ak.gov

(p) 907-235-8121 x2222

(f) 907-235-3148

Memorandum

TO: Mayor Zak and City Council
FROM: Katie Koester
DATE: January 8, 2018
SUBJECT: January Employee Anniversaries

I would like to take the time to thank the following employees for the dedication, commitment and service they have provided the City and taxpayers of Homer over the years.

Richard Gibson,	Public Works	18	Years
Teresa Sundmark,	Library	11	Years
Amy Gordon,	Library	11	Years
Tomasz Sulczynski,	IT	10	Years
Larry Baxter,	Police	9	Years
Andrea Browning	Admin	6	Years
Paul McBride	Public Works	6	Years
Burton Gregory,	Harbor	4	Years
Brody Jones,	Public Works	4	Years
Bobby Dash,	Dispatch	3	Years
Jona Focht,	Dispatch	3	Years

Below is a summary of major projects showing budget status. Also below is a summary of major equipment purchases completed over the last few years.

Projects Completed in 2017 – Budget vs. Actual Costs

	<u>Budget</u>	<u>Actual</u>
Harbor High Mast LED Lighting Improvements	\$ 210,702	\$ 199,125
Eric Lane/Lilian Walli Subdivision Road and Sewer SAD	\$ 1,125,000	\$ 1,028,926
Fishing Hole Fish Cleaning Station	\$ 79,850	\$ 79,316
Soundview Avenue Sidewalk/Pedestrian Safety Improvements	\$ 675,616	\$ 598,364
Fire Hall Improvements	\$ 850,000	\$ 764,253
Storm Drain Improvements/Slip-lining Bunnell Avenue	\$ 494,000	\$ 492,927
Deep Water Dock Feasibility Study	\$ 1,717,095	\$ 1,658,771
Kachemak Drive Water and Sewer Extension (Phase III) SAD	\$ 2,006,639	\$ 1,041,720
Frisbee Court Paving SAD	\$ 282,693	\$ 173,639
New Police Station Conceptual Design	\$ 12,500	\$ 7,750
Mariner Park Signage/Beach Access Control Improvements	\$ 10,000	\$ 9,673
Sewer Treatment Plant Fencing/Drainage Improvements	\$ 16,000	\$ 11,800
Raw Water Pump Replacement	\$ 35,000	\$
Sewer Plant Control Computer Upgrade	\$ 47,790	\$ 47,790

Equipment Purchased Recently

2013 Used Steamer Truck	\$ 42,450	\$ 27,881
2013 Steamer Boiler	\$ 120,000	\$ 110,000
2013 Ford F550 Sander Truck	\$ 40,000	\$ 37,481
2015 Ford F550 Sander Truck	\$ 50,000	\$ 42,556
2015 Mac End Dump Truck	\$ 150,000	\$ 149,599
2015 Pelican Street Sweeper	\$ 200,000	\$ 190,579
2016 2 – Used Pickup Trucks	\$ 40,000	\$ 39,600

Projects For 2018 (so far)

Ramp 2 Restroom Replacement
 HVAC Replacement Sewer Treatment Plant
 New Police Station Design
 Barge Mooring/Haul Out Facility Design
 Greatland Street Extension Design and Construction
 Inspection/Acceptance Quiet Creek Park Subdivision Improvements
 Homer Harbor Cathodic Protection Project
 Harbor Parking Lot Improvements
 Harbormaster Building Emergency Back-up Generator
 Fish Dock Water Pipe Delivery Replacement

39 WHEREAS, The Police Station Building Task Force presented recommendations to
40 Council via Memorandum 17-082 on May 30, 2017; and
41

42 WHEREAS, The Police Station Building Task Force recommended Heath Street and
43 Grubstake Avenue (north of the post office) as the preferred site for a new police station; and
44

45 WHEREAS, The Task Force further recommended two building options for
46 consideration by Council: option 2A an approximately 8,400 square foot building with a not to
47 exceed budget of \$6 million and option 2B a 13,900 square foot building with a not to exceed
48 budget of \$9 million; and
49

50 WHEREAS, The Council discussed the recommendations at length at the May 30 and
51 June 12 meetings without being able to come to a consensus on cost or site for a new police
52 station; and
53

54 WHEREAS, Council expressed an interest in keeping the HERC site as an option for the
55 location of a new police station; and
56

57 WHEREAS, The HERC gym is currently used for Community Recreation including pickle
58 ball, toddler play group, and Zumba, among other activities; and
59

60 WHEREAS, The Parks, Arts, Recreation and Culture Needs Assessment in 2015
61 concluded a that the most pressing recreational/cultural need in Homer was for a general-
62 purpose gymnasium and multi-purpose space for dance, martial arts, performing arts, and
63 community events; and
64

65 WHEREAS, The Needs Assessment further concluded that while a long-term option for
66 a cultural and reactional center is explored, the City should investigate ways to keep the HERC
67 open to help meet indoor space needs; and
68

69 WHEREAS, Investing in the HERC to increase the life span of the building and bring the
70 downstairs up to fire code will allow expanded public use with greater occupancy capabilities
71 than are currently allowed; and
72

73 WHEREAS, Repurposing the HERC in a way that is useful to the police department while
74 maintaining the gym access to the public fills two very important needs in the community; and
75

76 WHEREAS, Currently the City spends \$40,000 - \$60,000 a year keeping the HERC in warm
77 status. Repurposing the facility with improved energy efficiency, renovating the roof, and
78 making it a useful facility will allow those operating dollars to be spent constructively on
79 operating and maintaining a new police station; and
80

WHEREAS, Stantec Architecture is the firm selected by the City Council in March of 2014 to manage the design and construction for the public safety building under the General Contractor /Construction Manager model; and

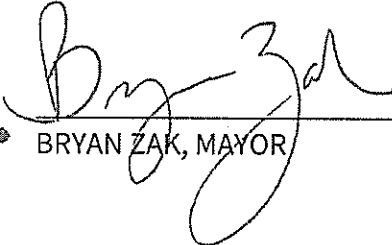
WHEREAS, The Council has been working on meeting the need for a new police station for over 3 years and is still struggling with major variables such as site and cost; and

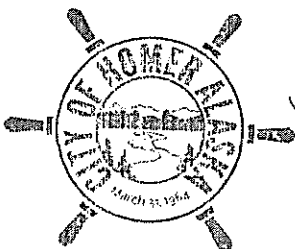
WHEREAS, Given the importance of the project and the differing opinions, it would be useful to have a professional facilitator guide Council through an extended worksession evaluating the pros and cons of different options with the goal of coming to consensus on an option that can be brought to the public for their feedback.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska authorizes Stantec Architecture to prepare a 10% concept design for the new police station for consideration by Council for a 6 million dollar facility the corner of Heath Street and Grubstake Avenue.

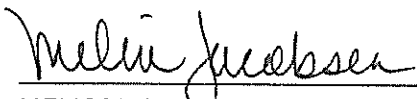
BE IT FURTHER RESOLVED that the City will contract with a local skilled facilitator to conduct an extended worksession scheduled after the general election in October to discuss the available options with the intent of gaining city council agreement on one site and building concept.

PASSED AND ADOPTED by the Homer City Council on this 14th day of August, 2017.

CITY OF HOMER

BRYAN ZAK, MAYOR



ATTEST:


MELISSA JACOBSEN, MMC, CITY CLERK

Fiscal Note: Approximately \$12,500 for 10% preliminary design; \$2,000 for skilled local facilitator from Police Station Building Fund, account balance \$88,000



THE STATE
of **ALASKA**
GOVERNOR BILL WALKER

Department of Public Safety

ALASKA POLICE STANDARDS COUNCIL

PO Box 111200
Juneau, Alaska 99811-1200
Main: 907.465.4378
Fax: 907.465.3263

DATE: December 14, 2017
TO: Alaska Law Enforcement and Community Leaders
FROM: Bob Griffiths, Executive Director, APSC *RG*
RE: Changes in Police Training Funding and Support

The purpose of this memo is to inform you of a new Alaska Police Standards Council (APSC) policy mandated by declining revenues, and provide you information for community and agency budget planning.

The Alaska Legislature created the APSC in 1972 to regulate and support criminal justice officers and training. The council adopted and maintains regulations regarding minimum qualifications for officers, law enforcement instructors, and training programs.

Until 1994, when the legislature created the Alaska Police Training Fund and adopted a Police Training Court Surcharge fee (surcharge) for traffic convictions, APSC was solely funded by annual general fund appropriations. In 1998 the legislature modified the statutes and added other infractions and criminal offenses to the surcharge funds assessed upon conviction. Shortly thereafter, the legislature chose to only appropriate funds from the Police Training Fund to operate and support APSC and its mission. Each year the legislature grants spending authority up to a specified limit, however, APSC can only spend funds that are collected that year through the police training court surcharge fees.

Over the past few years the amount of court surcharges assessed by the courts and the amount actually collected steadily declined; while legislative spending authority remained about the same. In fiscal year 2017, the police training court surcharge revenues collected hit a low not seen in the past fifteen years (\$982K) and is not expected to increase in the foreseeable future. As I am sure you can appreciate, managing an annual budget that is a moving target can be a challenge, particularly when you do not know your final revenue numbers until the end of the fiscal year.

In its most recent session, the legislature adopted a budget that cut \$200K in general funding for the Alaska Law Enforcement Academy and inserted legislative intent language in APSC's budget stating that; "It is the intent of the legislature that the Alaska Police Standards Council reduce the subsidy for non-state entities who send recruits to training programs."¹

In July, the council adopted a budget to address the legislature's intent and the revenue shortfall. We took immediate steps to reduce expenditures: funding support for all in-service, investigative, and advanced officer training was eliminated; APSC sponsored basic municipal police officer training was limited to two officers per agency; and, agencies were advised that they would now be

¹ Note that APSC does not fund basic training for any officers from state agencies.

responsible for all training costs for their officers' attendance to the municipal corrections officer and recertification/reciprocity academies. We communicated these changes to police chiefs on July 28th (a copy of this memo is attached for your reference).

On December 5, 2017, the Council adopted a policy intended to address inadequate funding to support academy training. The following is an introduction to this new training reimbursement policy.

1. Effective immediately; rather than APSC paying academies directly for each basic academy municipal attendee, police agencies must pay the initial cost of training directly to the academy.
2. In June of each year, municipal agencies will be reimbursed by APSC a pro-rated portion of available academy funds for their officers who successfully graduated from the ALET and/or CTC academies during that fiscal year.

These changes mean that in June of 2018, APSC will reimburse agencies a prorated portion of their costs to send officers through ALET 18-01². In fiscal year 2019, APSC will reimburse agencies in June of 2019 a prorated portion of the costs for officers who successfully completed ALET 18-02 and 19-01 and the CTC session beginning in August 2018.

To give you an idea of what reimbursements could be; APSC has approximately \$80K remaining for this fiscal year to support academy attendees. Academies vary in enrollment but average between 15 to 20 municipal officers. Our entire academy training budget this year is projected to be \$400K (recall that we can only spend what we collect). It is likely that if revenues remain low, this number will reflect next year's academy budget as well.

For your agency budget planning, the following cost estimates may prove useful. Travel and per diem costs will vary by agency, but only municipal corrections officers will need a meal allowance, as the other academy costs include room and board.

Academy	Cost Elements	Amount (FY18 #s)
ALET/CTC	Tuition/Room & Board/Fees	\$10,400
	Travel & Per Diem	Varies
Recertification/Reciprocity	Instruction/Room & Board	\$2,700
	Travel & Per Diem (2 weeks)	Varies
Municipal Corrections	DOC Academy Training	\$0
	Travel, Housing, & Per Diem (3 weeks)	Varies

The council recognizes that this places a significant financial burden upon communities, and please know that their decision was not made lightly, nor without considerable consternation.

If your agency finds that you may need to postpone an officer's basic academy training, please refer to the "Getting police officers trained and certified" section of our *APSC User's Guidebook* ³.

If you have questions or suggestions, please feel free to contact me.

² This is the only remaining academy for this fiscal year; ALET 17-02 has already been paid for by APSC.

³ Quick Links section of <https://dps.alaska.gov/APSC/Home>



THE STATE
of **ALASKA**
GOVERNOR BILL WALKER

Department of Public Safety

ALASKA POLICE STANDARDS COUNCIL

PO Box 111200
Juneau, Alaska 99811-1200
Main: 907.465.4378
Fax: 907.465.3263

Date: July 28, 2017

To: All Alaska Police Chiefs and Commanders

From: Bob Griffiths, APSC Executive Director *RCG*

RE: Police Training

We can all agree that Alaska's recession has dealt every state and local agency a serious blow. You may have thought APSC's funding, which originates from surcharge fees assessed to traffic citations and criminal cases, would be immune to this recession; you would be wrong. In spite of relatively stable enforcement efforts over the past four years, new surcharge revenues declined by over 37%. From fiscal years 2016 to 2017, alone, the revenue generated declined 18%. Unfortunately, while the legislature caps our spending authority each year in the state's budget, our only source of annual funding is the surcharge revenues collected that year; we receive no general funds from the state budget.

As a small state agency, the Council has fixed personnel, facility, communications and supply costs that change little each year other than through inflation; our only "discretionary" budget items are for the amount of training we can sponsor. The Council was faced with the unenviable decision about how to allocate the drastically reduced training funds. They established that basic academy training must have priority over more advanced or in-service training events and directed me to adopt a budget and funding policy that has the following impacts:

1. Continue coordinated efforts toward surcharge amount increases through educating the legislature and stakeholder communities.
2. Effective December 31, 2017, discontinue basic academy sponsorship for state agencies' officers; this includes state airport and university public safety agencies previously sponsored by APSC.
3. For FY18, decline to fund training requests and training events, other than basic academies.
4. Effective December 31, 2017, all agencies must fund their own officer's attendance to the DPS reciprocity academy, rather than APSC funding this training (~\$2,500 each);
5. Effective December 31, 2017, municipal agencies will absorb the housing costs previously paid by APSC, for the Municipal Corrections Academy (~\$900 each).

Around the start of this fiscal year APSC committed to fully sponsoring 34 basic academy attendees to the upcoming ALET and UAF-CTC academies. We will keep this commitment, although it leaves us with adequate funding to only support five additional basic academy attendees for the remainder of this fiscal year. Additionally, when this year's budget was finally adopted by the legislature, they inserted the following intent language into our budget:

“It is the intent of the legislature that the Alaska Police Standards Council reduce the subsidy for non-state entities who send recruits to training programs.”

At our December 5, 2017, Council meeting, the Council will consider options regarding how to equitably distribute limited academy funding for the remainder of this year and in years to come, as well as how APSC can best comply with the intent of the legislature. These options may include such measures as setting a limit on the number of sponsored attendees each year based upon revenues collected, or having all agencies pay for their attendees to the academy and municipalities be reimbursed an equitable share of the training costs upon successful graduation. You may wish to discuss these options with council members or suggest your own solutions between now and December's meeting.

I recognize that the above presents significant challenges for you, your agency, and your community. While some tough choices have yet to be made, I wanted you all to receive the earliest notice possible of these changes, and the likelihood of additional changes which will directly impact your budget. Please take APSC's limitations into consideration this year as you consider spending your precious training budgets and plan ahead for future year's budgets; for we will be facing these harsh financial realities as long as police training surcharge revenues remain at these historic lows.

If you have questions, comments, suggestions, or would just like to see the relevant figures, please do not hesitate to contact us.

Customer Feedback Quarterly Report
4th Quarter, 2017

4th Q 2017

DATE	TYPE	CUST COMMENT	Response
Sep-20	Suggestion	Yes, we need new restrooms at Ramp 2. They are horrible and embarrassing.	Communications coordinator called and left message to inform about LWCF application for funds and plans for upgrading the facility.
Sep-22	Compliment	To Public Works Dept. Thank you for the work done on Daybreeze Trail	Received via telephone call.
Sep-23	Compliment	Love this library - so friendly and helpful. Fundamental for our community. Suggestion to encourage kids to be quieter on computers so others can get work done.	Comment card delivered to Homer Public Library.
Sep-27	Suggestion	Ramp # signs at top of Ramps are too small & too low to be seen from cars driving by, especially if cars are parked in the stall with the sign in front of it. Make ramp signs higher and larger.	Harbormaster spoke with customer, said he would look in to sizing up the couple of ramp number signs in the couple areas where they are likely getting blocked by parked vehicles.
Sep-28	Compliment	To Public Works/Parks: called to say thank you for responding to request and filling in hole at the beach access at Bishops beach	Received via telephone calls.
Oct-13	Compliment	Thank you for having such a wonderful library. So much better than the old despairing one Homer used to have	Comment card delivered to Homer Public Library.
Nov-3	Suggestion	Pave Mattox Street. It has never been "improved."	Admin Assistant spoke with customer explaining the SAD process and recapping the past effort to create a SAD for Mattox. Customer said she would follow up with the Clerk's office.
Dec-8	Suggestion	When customer is signed up for autopsy, the water utility bills should indicate that, or give a draft date.	Communication Coordinator called customer to say the comment was shared with Finance Dept who will work with Intellipay on the suggestion.
Dec-18	Compliment & Suggestion	Compliments to a "wonderful HPL librarian who is a great resource at the library" and a request that the librarian text people (who have requested text notification) rather than call them.	Comment shared with Library Director.

2018 HOMER CITY COUNCIL MEETINGS
ADVISORY COMMISSION/ BOARD ATTENDANCE

Commissions are invited to report to the City Council at the Council's regular meetings under Item 8. Announcements/Presentations/Borough Report/Commission Reports. This is the Commission's opportunity to give Council a brief update on their work. Generally the Commissioner who will be reporting will attend one of the two meetings for the month they are scheduled to attend.

The following Meeting Dates for City Council for 2018 is as follows:

January 8, 22	_____
February 12, 26	_____
March 12, 27	_____
April 9, 23	_____
May 14, 29	_____
June 11, 25	_____
July 23	_____
August 13, 27	_____
September 10, 24	_____
October 8, 22	_____
November 26	_____
December 10	_____