



MEMORANDUM

Resolution 23-098, Approving an Extension of the Memorandum of Understanding Between the City of Homer and Kachemak City Regarding Road Maintenance on Stellers Jay Drive and Golden Plover Avenue.

Item Type: Backup Memorandum
Prepared For: City Council
Date: September 12, 2023
From: Janette Keiser, PE, Public Works Director/City Engineer
Through: Rob Dumouchel, City Manager

I. Issue: The purpose of this Memorandum is to request recommend the City Council updated the Memorandum of Understanding with Kachemak City regarding the maintenance of Stellers Jay Drive.

II. Background:

In January 2014, the City Council adopted Resolution 14-006, which approved a Memorandum of Understanding (“MOU”) between the City of Homer and Kachemak City regarding the maintenance of Stellers Jay Drive and Golden Plover Avenue, which serves Canyon Trails Subdivision. This subdivision contains approximately 36 lots and is located with the City of Homer municipal boundaries. However, the only way to get to the subdivision is via Stellers Jay Drive and Golden Plover Avenue, both of which are located within the municipal boundaries of Kachemak City and together comprise approximately 2,000 linear foot of road.

In the MOU, the City of Homer agreed to provide routine maintenance on this 2,000 LF of Stellers Jay Drive and Golden Plover Avenue and both parties agreed to share the cost. The term of the MOU extended from January 1, 2014 to December 31, 2019, and may be extended by mutual consent of the parties.

Public Works has been providing basic road maintenance on Stellers Jay Drive and Golden Plover Avenue ever since.

III. RECOMMENDATIONS: That the MOU be extended for an indefinite term, subject to a reasonable termination clause.

Attachment: Resolution 14-006

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

3 City Manager

4 **RESOLUTION 14-006**

5
6 A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,
7 APPROVING A MEMORANDUM OF UNDERSTANDING BETWEEN
8 THE CITY OF HOMER AND KACHEMAK CITY REGARDING THE
9 CANYON TRAILS SUBDIVISION AND ROAD MAINTENANCE ON
10 STELLERS JAY DRIVE AND GOLDEN PLOVER AVENUE.

11
12 WHEREAS, The Canyon Trails Subdivision contains approximately 30 lots and is
13 located within the City of Homer municipal boundaries; and
14

15 WHEREAS, The only access to the Canyon Trails Subdivision is via Stellers Jay Drive
16 and Golden Plover Avenue; both of which are located within the municipal boundaries of
17 Kachemak City; and
18

19 WHEREAS, The City of Homer will benefit by development of this subdivision because
20 the result will be increased population, new water and sewer customers, and an expanded
21 property tax base; and
22

23 WHEREAS, Kachemak City will benefit from the proposed Memorandum of
24 Understanding through more consistent and higher quality road maintenance and better
25 access for emergency vehicles; and
26

27 WHEREAS, The City of Homer is obligated to provide road maintenance within the
28 subdivision but its equipment must pass through Kachemak City in order to do so; and
29

30 WHEREAS, Stellers Jay Drive and Golden Plover Avenue are approximately 2,000 linear
31 feet in length and it would be mutually beneficial for the Homer Public Works Department
32 crews to provide limited maintenance to that section of road as they pass through to provide
33 service to Canyon Trails Subdivision; and
34

35 WHEREAS, The developer of the Canyon Trails Subdivision and the City of Kachemak
36 have made improvements to Stellers Jay Drive and Golden Plover Avenue to bring these
37 roads up to acceptable City of Homer rural road standards; and

38 WHEREAS, The City of Homer and Kachemak City have worked together cooperatively
39 in order to upgrade Stellers Jay Drive and Golden Plover Avenue to minimum road standards,
40 improve traffic flow and public safety, mitigate the impacts of increased development and
41 traffic, and promote the general welfare of the residents of both communities; and
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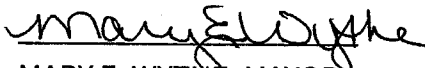
43 WHEREAS, The proposed Memorandum of Understanding provides that the two Cities
44 will share the cost of providing routine rural road maintenance based upon a negotiation
45 process and average maintenance costs per mile for rural road maintenance.
46

47 NOW, THEREFORE, BE IT RESOLVED that the Homer City Council finds that working
48 cooperatively and sharing the cost of routine maintenance on Stellers Jay Drive and Golden
49 Plover Avenue is mutually beneficial and in the best interest of the public.
50


51 BE IT FURTHER RESOLVED that the Homer City Council hereby approves the
52 Memorandum of Understanding between the City of Homer and Kachemak City regarding
53 Canyon Trails Subdivision and road maintenance on Stellers Jay Drive and Golden Plover
54 Avenue; a copy of which is attached and incorporated herein.
55

56 PASSED AND ADOPTED by the Homer City Council this 13th day of January, 2014.
57

58 CITY OF HOMER
59
60

61 
62 MARY E. WYTHE, MAYOR
63

64 ATTEST:
65

66 
67 _____
68 JO JOHNSON, MMC, CITY CLERK
69
70

71 Fiscal Note: Estimated City of Homer costs < \$3,000 annually.

MEMORANDUM OF UNDERSTANDING

Between

The City of Homer

And

Kachemak City

WHEREAS, The Canyon Trails Subdivision contains approximately 30 lots and is located within the corporate boundaries of the City of Homer; and

WHEREAS, The only access to the Canyon Trails Subdivision is via Stellers Jay Drive and Golden Plover Avenue; both of which are located within the municipal boundaries of Kachemak City; and

WHEREAS, The City of Homer will benefit by development of this subdivision because the result will be increased population, an increase in water and sewer customers, and increased property tax revenues; and

WHEREAS, Kachemak City will benefit from this MOU through improved and more consistent road maintenance and better access for emergency vehicles; and

WHEREAS, The development of Canyon Trails Subdivision will result in increased traffic, dust, noise, and maintenance requirements on Stellers Jay Drive and Golden Plover Avenue; and

WHEREAS, Kachemak City residents will experience some negative impacts associated with development adjacent to their properties; and

WHEREAS; The City of Homer is obligated to provide road maintenance within the subdivision but City equipment must travel through Kachemak City in order to do so; and

WHEREAS, Stellers Jay Drive and Golden Plover Avenue are approximately 2,000 linear feet in length and it would be mutually beneficial for City of Homer Public Works crews to provide limited maintenance to that section of road as they pass through to provide service to Canyon Trails Subdivision; and

WHEREAS, The developer of the Canyon Trails Subdivision and Kachemak City have made improvements to Stellers Jay Drive and Golden Plover Avenue that has brought these roads up to acceptable City of Homer rural road standards; and

WHEREAS, Kachemak City currently provides a basic level of funding for road maintenance to its neighborhoods through its Roads Program and it proposes to use a portion to help pay for increased maintenance on Stellers Jay Drive and Golden Plover Avenue; and

WHEREAS, The City of Homer and Kachemak City have worked together cooperatively in order to upgrade Stellers Jay Drive and Golden Plover Avenue to minimum road standards, improve traffic flow and public safety, mitigate the impacts of increased development and traffic, and promote the general welfare of the residents of both communities.

THE PARTIES HEREBY AGREE:

General Terms:

1. **Term:** The term of this Memorandum of Understanding shall be five years commencing on January 1, 2014 and ending on December 31, 2019. The term may be extended or renewed by mutual consent of the parties. The parties agree that the City of Homer will not provide maintenance service until there are enough residences in the new subdivision to justify service pursuant to City of Homer Policy.
2. **Cost of Service:** The parties agree that enhancing road maintenance is mutually beneficial. The parties therefore agree to share the cost of maintaining Stellers Jay Drive and Golden Plover Avenue. The City of Homer will contribute to the cost of routine maintenance as provided below in Section 5. Kachemak City will contribute a negotiated amount consistent with Homer's existing rural road maintenance program, the average cost per foot, and Number 5 below. Inflation adjustments will be made each year and shall be based upon actual costs subject to review by Kachemak City. The City of Homer shall bill Kachemak City for the service on January 1st of each year. If service begins in the middle of the year, the bill shall be prorated.
3. **Amendments:** Amendments to this Memorandum of Understanding can be made by mutual consent of the parties. Amendments must be made in writing and signed by both parties.
4. **Termination:** This MOU may be terminated by either party with or without cause. The party wishing to terminate the agreement must provide 90 days notice of its intent to terminate.
5. **Routine Maintenance Defined:** The parties agree that Routine Maintenance includes activities such as grading, dust control, snow plowing, and sanding when the Public Works Department is also providing service to Canyon Trails Subdivision. Routine maintenance does not include fixing or cleaning culverts, fixing potholes, installing or maintaining signage, surface improvements, or drainage maintenance. Routine maintenance does not include capital improvements. Capital

Improvements remain the responsibility of Kachemak City and/ or its contiguous residents. The level of maintenance provided through this agreement will be similar to other roads maintained to rural road standards.

- 1) Plowing snow and sanding intersections (based on "rural" road standards) during winter months,
- 2) Complete summer road grading (approximately twice a summer; based on "rural" road standards subject to availability of resources),
- 3) Application of "dust control" (as needed, as available, based on the "rural" road standards schedule).

The City of Homer Agrees to:

1. Provide routine maintenance as described herein on approximately 2,000 linear feet of Stellers Jay Drive and Golden Plover Avenue that lead to the subdivision after there is enough development in the new subdivision to justify the service.
2. Share the cost with Kachemak City pursuant to Number 2 under General Conditions.

Kachemak City Agrees to:

1. Share the cost of providing this service and pay Homer a negotiated fee subject to Number 2 under general Conditions.
2. Be the point of contact for all inquiries, comments, questions, concerns, and complaints regarding maintenance on this section of road that originates from Kachemak City residents.

NOTICES:

All notices shall be sent to both parties as follows:

City Manager
City of Homer
491 East Pioneer Avenue
Homer, Alaska 99603

City Mayor
Kachemak City
P.O. Box 958
Homer, Alaska 99603

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the dates herein below set forth.

CITY OF HOMER

DATE:

Walt Wrede

1/15/14

WALT WREDE, City Manager

CITY OF KACHEMAK

DATE:

Philemon Morris

3/24/14

PHILEMON MORRIS, Mayor

ACKNOWLEDGMENTS

STATE OF ALASKA)

) ss.

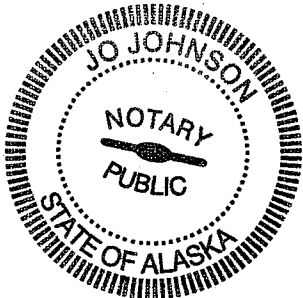
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me on the 15th day of January, 2014, by WALT WREDE, City Manager of the City of Homer, on behalf of the City of Homer.

Jo Johnson

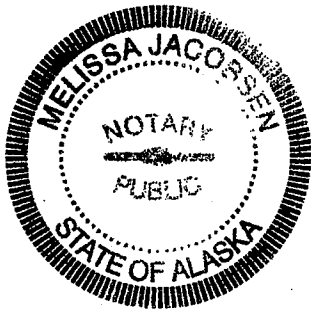
Notary Public in and for Alaska

My Commission Expires: 12/19/15



STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

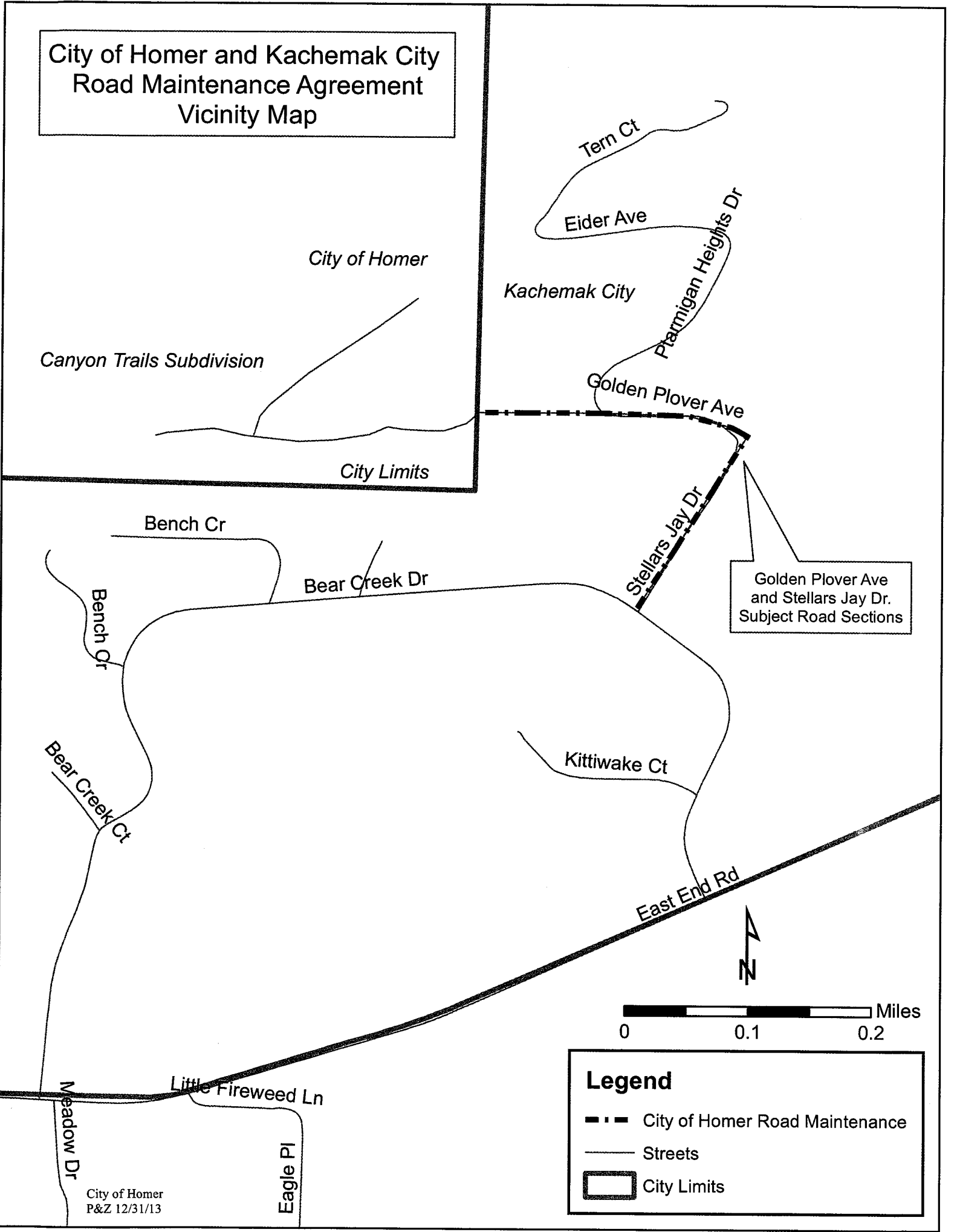
The foregoing instrument was acknowledged before me on the 24 day of March, 2013, by PHILEMON MORRIS, Mayor of the City of Kachemak, on behalf of the City of Kachemak.



Melissa Jacobsen
Notary Public in and for Alaska

My Commission Expires: 9/8/16

**City of Homer and Kachemak City
Road Maintenance Agreement
Vicinity Map**



City of Homer

Kachemak City

Canyon Trails Subdivision

City Limits

Bench Cr

Bear Creek Dr

Bench Cr

Bear Creek Ct

Kittiwake Ct

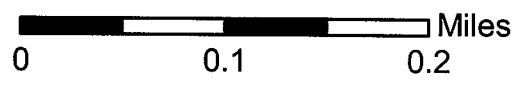
East End Rd

Little Fireweed Ln

Meadow Dr

Eagle Pl

Golden Plover Ave
and Stellars Jay Dr.
Subject Road Sections



Legend

- City of Homer Road Maintenance
- Streets
- City Limits

