1 CITY OF HOMER 2 HOMER, ALASKA 3 City Manager 4 **RESOLUTION 17-029** 5 6 A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA 7 AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND PREPARE A PURCHASE OFFER FOR THE KENAI PENINSULA BOROUGH 8 9 PARCEL NO. 17305408, LOT 8, BLOCK 1, KELLY RANCH ESTATES, 10 AND DESIGNATING ITS USE FOR THE PURPOSE OF PROTECTING 11 THE BRIDGE CREEK WATERSHED. 12 13 WHEREAS, The City Council recognizes that it is in the best interest of Homer residents 14 to protect the City's water source, the Bridge Creek Watershed; and 15 16 WHEREAS, Zoning restrictions in the Bridge Creek Watershed District limit private 17 property owner's ability to develop their property; and 18 19 WHEREAS, Pursuant to Homer City Code 18.06.010(a) Real Property Acquisitions, the 20 City may acquire, own and hold real property within or outside the City boundaries by any lawful means or conveyance, and exercise all rights and powers in the acquisition, ownership 21 22 and holding of real property as if the City were a private person; and 23 24 WHEREAS, A 2.86 acre parcel of land (Kenai Peninsula Borough Parcel No. 17305408, Lot 25 8, Block 1 Kelly Ranch Estates) fronts Bridge Creek and the property owner has stated interest 26 in selling; and 27 28 WHEREAS, This parcel's location in Homer's Bridge Creek Watershed would enhance 29 the long-term preservation the City's water source; and 30 31 WHERAS, This parcel is considered a moderate value wetlands and classified as Discharge Slope which consists of shallow groundwater discharging to Bridge Creek; and 32 33 34 WHEREAS, This parcel has approximately 650 feet of frontage on Bridge Creek; and 35 36 WHEREAS, Currently, this parcel does not have constructed access or utilities; and 37 38 WHEREAS, The parcel is developable for a single-family residence as long as the septic system is a least 200 feet from Bridge Creek; and 39 40 41 WHEREAS, Funds from the water Reserve Account No. 256-0378 with a balance of 42 approximately \$2,500,000 can be made available for the purchase of the property.

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NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska, hereby 43 authorizes the City Manager to negotiate and prepare a purchase offer in the amount not to 44 exceed fair market value of the above described property with the condition that the City 45 Council must approve the purchase price by Ordinance. 46 47 48 PASSED AND ADOPTED by the Homer City Council this 28th day of March, 2017. 49 50 51 MY OF HOMER 52 53 Jul D 54 BRYAN ZAK, MAYOR 55 56 57 ATTEST: 58 59 JOJOHNSON, MMC, CITY 60 61 62 Fiscal Note: Not to exceed \$20,000