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**CITY OF HOMER
HOMER, ALASKA**

City Clerk

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RESOLUTION 22-005

A RESOLUTION OF THE HOMER CITY COUNCIL CORRECTING THE FINAL ASSESSMENT ROLL ADOPTED BY RESOLUTION 21-078, CONFIRMING THE CORRECTED ASSESSMENT ROLL, ESTABLISHING DATES FOR PAYMENT OF SPECIAL ASSESSMENTS AND ESTABLISHING DELINQUENCY, PENALTY, AND INTEREST PROVISIONS FOR THE SEAWALL IMPROVEMENT SPECIAL ASSESSMENT DISTRICT FOR ARMOR ROCK TOE IMPROVEMENTS, AND SUPERSEDING RESOLUTION 21-078.

WHEREAS, On November 8, 2021 Homer City Council adopted Resolution 21-078 which confirmed the final assessment roll for the Seawall Improvement Special Assessment District for Armor Rock Toe Improvements, and established delinquency, penalty, and interest provisions for the district; and

WHEREAS, It was realized that the final assessment roll included as attachment A to Resolution 21-078 did not reflect the credit for armor rock purchased by the Renner's in their assessment and in the assessments to the remaining property owners; and

WHEREAS, In compliance with Homer City Code Chapter 17, Improvement Districts, the Homer City Council created a Seawall Improvement Special Assessment District on July 1, 2020 via Resolution 20-062, for armor rock toe improvement with the benefitted property owners assuming 100% of the cost of the improvements based on linear footage of benefitted property; and

WHEREAS, Then Notice of Public Hearing and Notice of Right to Object dated October 8, 2021 was mailed to property owners in the district advising that written objections must be filed with the City Clerk no later than October 25, 2021; and

A public hearing was held on October 25, 2021 to hear objections to the formation of such district; and

WHEREAS, The Seawall Improvement Special Assessment District improvements were completed and accepted by Public Works for City maintenance; and

WHEREAS, The final assessment roll as presented by the City Clerk and reviewed and corrected where necessary and attached hereto as Attachment A, is hereby confirmed as the official assessment roll for the Seawall Improvement Special Assessment District and the Mayor and Clerk shall be directed to sign same; and

44 WHEREAS, This resolution supersedes Resolution 21-078 and its final assessment roll
45 included as attachment A.

46
47 NOW, THEREFORE, BE IT RESOLVED that on or before 5:00 p.m. on May 1, 2022 all
48 assessments in the Seawall Improvement Special Assessment District shall become due and
49 payable in full. All assessments not paid in full by this date shall be considered delinquent and
50 in default and shall have added a penalty the rate of ten and one half percent (10.5%) per
51 annum until paid. The principle amount of the assessment shall also draw interest at a rate of
52 one and one half percent (1.5%) per annum for the seawall assessment until paid. Should
53 default occur, the City of Homer will institute a civil action for a foreclosure of the assessment
54 lien. Foreclosure shall be against all property on which assessments are in default. All costs
55 including collection and legal fees resulting from such action, shall be added and incorporated
56 into the assessed amount due plus interest and penalties and shall be reimbursed from the
57 proceeds of foreclosure sale of the assessed real property.

58
59 BE IT FURTHER RESOLVED that an optional thirty (30) year payment plan for the seawall
60 assessments is offered whereby the assessments may be paid in equal yearly installments plus
61 interest of one and one half percent (1.5%) per annum on the unpaid balance of the
62 assessment. The first such installment shall be due and payable without interest on or before
63 5:00 p.m. March 1, 2022 and each installment thereafter shall be due on or before March 1, of
64 each year, plus interest on the unpaid balance of the assessment. If any annual installment
65 payment is not received when due, the entire outstanding principle amount of the assessment
66 shall be in default and shall be immediately due and payable. The entire outstanding
67 assessment principle (including the annual installment) shall have added a penalty of ten and
68 one half percent (10.5%) on the outstanding principle. The principle shall draw an additional
69 interest at the rate of ten and one half percent (10.5%) per annum until paid. Should default
70 occur, the City will institute civil action for foreclosure of the assessment lien. Foreclosure shall
71 be against all property on which assessments are in default. All costs including collection and
72 legal fees resulting from such action shall be added and incorporated into the assessed
73 amount due plus interest and penalties, and shall be reimbursed from the proceeds of
74 foreclosure sale of the assessed real property.

75
76 PASSED AND ADOPTED by the Homer City Council on this 10th day of January, 2022.

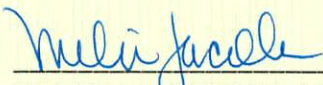
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CITY OF HOMER



KEN CASTNER, MAYOR

82 ATTEST:

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85 MELISSA JACOBSEN, MMC, CITY CLERK

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87 Fiscal Note: Total design and construction project costs are \$ 780,118.57; 100% of this cost
88 (plus a 5% City administration fee).

FINAL ASSESSMENT ROLL - Attachment A to Resolution 22-005 (supersedes Resolution 21-078)

PROJECT NAME: **Seawall Improvement Special Assessment District**

DATE: **November 4, 2021**

TOTAL PROJECT: **\$780,118.57**

Districts shall be assessed based on direct wall frontage of each. TOTAL SHARE: **\$780,118.57**

	PROPERTY OWNER NAME & ADDRESS	LEGAL DESCRIPTION & PARCEL NUMBER	ASSESSED PROPERTY VALUE	PROPERTY OWNER SHARE OF ASSESSMENT & DIRECT WALL LINEAR FOOTAGE (LF)
A	NEWBY REVOCABLE TRUST P.O. BOX 1124 HOMER, AK 99603-1124	T 6S R 13W SEC 29 Seward Meridian HM 0003415 OSCAR MUNSON SUB LOT 35 & 36 KPB # 17718019	\$460,900	\$88,649.84 \$89,966.72 - 200 LF
B	SZAJKOWSKI COMMUNITY PROPERTY TRUST 869 OCEAN DRIVE LOOP HOMER, AK 99603-7920	T 6S R 13W SEC 29 Seward Meridian HM 0003415 OSCAR MUNSON SUB LOT 37 KPB # 17718016	\$488,500	\$44,324.92 \$44,983.36 - 100 LF
		CITY OF HOMER		\$13,297.48 \$13,495.01 - 30 LF
C	HUEPER, MARILYN & PAUL 895 OCEAN DRIVE LOOP HOMER, AK 99603-7920	T 6S R 13W SEC 29 Seward Meridian HM 0003415 OSCAR MUNSON SUB LOT 38 KPB #17717701	\$595,300	\$48,757.41 \$49,481.70 - 110 LF
D	2016 NORMAN W SCHUMACHER REVOCABLE TRUST 917 OCEAN DRIVE LOOP HOMER, AK 99603-7920	T 6S R 13W SEC 29 Seward Meridian HM 0003415 OSCAR MUNSON SUB LOT 39 KPB #17717702	\$182,600	\$49,643.91 \$50,381.36 - 112 LF
E	IRWIN, PATRICK L, SARNS-IRWIN KATHLEEN 939 OCEAN DRIVE LOOP HOMER, AK 99603-7920	T 6S R 13W SEC 29 Seward Meridian HM 0003415 OSCAR MUNSON SUB LOT 40 KPB #17717703	\$129,000	\$44,324.92 \$44,983.36 - 100 LF
F	GREEN MAN TRUST 425 G STREET, STE 650 ANCHORAGE, AK 99501-2160	T 6S R 13W SEC 29 Seward Meridian HM 0003415 OSCAR MUNSON SUB LOT 41 KPB #17717704	\$46,900	\$44,324.92 \$44,983.36 - 100 LF
G	PFEFFER MARK E. REVOCABLE TRUST 425 G STREET STE 210 ANCHORAGE, AK 99501	T 6S R 13W SEC 29 Seward Meridian HM 0003415 OSCAR MUNSON SUB LOT 42 KPB #17717705	\$33,900	\$44,324.92 \$44,983.36 - 100 LF

FINAL ASSESSMENT ROLL - Attachment A to Resolution 22-005 (supersedes Resolution 21-078)

PROJECT NAME: **Seawall Improvement Special Assessment District**

DATE: **November 4, 2021**

TOTAL PROJECT: **\$780,118.57**

Districts shall be assessed based on direct wall frontage of each. TOTAL SHARE: **\$780,118.57**

	PROPERTY OWNER NAME & ADDRESS	LEGAL DESCRIPTION & PARCEL NUMBER	ASSESSED PROPERTY VALUE	PROPERTY OWNER SHARE OF ASSESSMENT & DIRECT WALL LINEAR FOOTAGE (LF)
H	CITY OF HOMER 491 E. PIONEER AVE HOMER, AK 99603	T 6S R 13W SEC 29 Seward Meridian HM 0003415 OSCAR MUNSON SUB LOT 43 KPB #17717706	\$2,100	\$44,324.92 <u>\$44,983.36</u> - 100 LF
I	CITY OF HOMER 491 E. PIONEER AVE HOMER, AK 99603	T 6S R 13W SEC 29 Seward Meridian HM 0003415 OSCAR MUNSON SUB LOT 44 KPB #17717707	\$2,600	\$44,324.92 <u>\$58,478.37</u> - 130 LF
		CITY OF HOMER		\$26,594.95 - 60 LF \$39,223.84 <u>\$40,485.02</u> - 90 LF
J	JUMP CHARLENE A PO BOX 2714 HOMER AK 99603-2714	T 6S R 13W SEC 20 & 29 Seward Meridian HM 0850114 OSCAR MUNSON SUB NO 18 LOT 45-A KPB # 17717904	\$259,500	\$44,324.92 <u>\$44,983.36</u> - 100 LF
K	GOODE LARRY JACK LIVING TRUST BOURGEOIS SUNNY DEE 41751 E HILL RD # 2 HOMER AK 99603-9314	T 6S R 13W SEC 20 & 29 Seward Meridian HM 0850114 OSCAR MUNSON SUB NO 18 LOT 45B KPB # 17717903	\$480,100	\$62,054.89 <u>\$62,976.70</u> - 140 LF
L	KING LAWRENCE A & SHARON S 6296 E MOUNTAIN VIEW AVE SELMA CA 93662-9503	T 6S R 13W SEC 21 Seward Meridian HM BEGINNING AT CORNER OF SEC 20 21 28 & 29 T HENCE N 64 DEG 10 MIN E 50.00 FT TH S 64 DEG 10 MIN E 50.00 FT TH EAST 35.00 FT TH N 0 DEG 05 MIN W 450.00 FT TH WEST 125.00 FT TH S 0 DEG 05 MIN E 450.00 FT TO THE POB KPB # 17923036	\$430,500	\$56,735.90 - 130 LF \$55,785.02 <u>\$57,578.70</u> - 128 LF
M	WINNE-WILSON VICTORIA, WINNE CLARK	T 6S R 13W SEC 21 Seward Meridian HM 0860087 TAMIAN SUB LOT 1	\$320,000	\$33,243.69 <u>\$33,737.52</u> - 75 LF

FINAL ASSESSMENT ROLL - Attachment A to Resolution 22-005 (supersedes Resolution 21-078)

PROJECT NAME: **Seawall Improvement Special Assessment District**

DATE: **November 4, 2021**

TOTAL PROJECT: **\$780,118.57**

Districts shall be assessed based on direct wall frontage of each. TOTAL SHARE: **\$780,118.57**

	PROPERTY OWNER NAME & ADDRESS	LEGAL DESCRIPTION & PARCEL NUMBER	ASSESSED PROPERTY VALUE	PROPERTY OWNER SHARE OF ASSESSMENT & DIRECT WALL LINEAR FOOTAGE (LF)
	PO BOX 15112 FRITZ CREEK AK 99603-6112	KPB # 17923026		
N	LAWER DAVID A & ROXANNA E 1273 BANNISTER DR ANCHORAGE AK 99508-3923	T 6S R 13W SEC 21 Seward Meridian HM 0860098 SEABREEZE SUB LOT 5 KPB # 17923028	\$248,200	\$33,243.69 <u>\$33,737.52</u> - 75 LF
Z	RENNER MARTIN & HEATHER M 811 OCEAN DRIVE LOOP HOMER AK 99603-7920	T 6S R 13W SEC 29 Seward Meridian HM 0003415 OSCAR MUNSON SUB LOT 34 KPB # 17718013	\$470,000	\$44,324.92 \$19,899.79 - 100 LF <u>(Reduced Assessment reflects the \$23,682.25 credit authorized in Ordinance 21-71)</u>