

**CITY OF HOMER
HOMER, ALASKA**

City Clerk

RESOLUTION 23-108

A RESOLUTION OF THE HOMER CITY COUNCIL CONFIRMING THE ASSESSMENT ROLL, ESTABLISHING DATES FOR PAYMENT OF SPECIAL ASSESSMENTS AND ESTABLISHING DELINQUENCY, PENALTY, AND INTEREST PROVISIONS FOR THE TASMANIA COURT WATER AND SEWER IMPROVEMENT SPECIAL ASSESSMENT DISTRICT

WHEREAS, In compliance with Homer City Code Chapter 17, Improvement Districts, the Homer City Council created the Tasmania Court Water Assessment Roll on September 28, 2020 with Resolution 20-083 and the Tasmania Court Sewer Special Assessment District on June 14, 2021 with Resolution 21-045(A); and

WHEREAS, The Notice of Public Hearing and Notice of Right to Object dated August 21, 2023 was mailed to property owners in the district advising that written objections must be filed with the City Clerk no later than September 11, 2023; and

WHEREAS, A second Notice of Public Hearing and Right to Object dated September 12, 2023 was mailed to property owners advising a page was omitted from the original notice and that written objections must be filed with the City Clerk no later than September 25, 2023; and

WHEREAS, Public Hearings were held on September 11 and 25, 2023 to hear objections to the final assessment roll; and

WHEREAS, One objection was filed on September 7, 2023 by Bryan and Ginny Evans; and

WHEREAS, The final assessment roll as presented by the City Clerk is attached hereto as Attachment A, is hereby confirmed as the official assessment roll for the Tasmania Court Water and Sewer Special Assessment Districts and the Mayor and Clerk shall be directed to sign same.

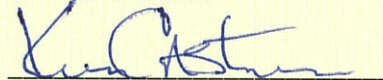
NOW, THEREFORE, BE IT RESOLVED that on or before 5:00 p.m. on February 1, 2024 all assessments in the Tasmania Court Water and Sewer Special Assessment District shall become due and payable in full. All assessments not paid in full by this date shall be considered delinquent and in default and shall have added a penalty the rate of ten and one half percent (10.5%) per annum until paid. Should default occur, the City of Homer will institute a civil action for a foreclosure of the assessment lien. Foreclosure shall be against all property on which assessments are in default. All costs including collection and legal fees resulting from such action, shall be added and incorporated into the assessed amount due plus interest and

penalties and shall be reimbursed from the proceeds of foreclosure sale of the assessed real property.

BE IT FURTHER RESOLVED that an optional twenty (20) year payment plan for the water and sewer assessments is offered whereby the assessments may be paid in equal yearly installments plus interest of one and one half percent (1.5%) per annum on the unpaid balance of the assessment. The first such installment shall be due and payable without interest on or before 5:00 p.m. February 1, 2024 and each installment thereafter shall be due on or before February 1 of each year, plus interest on the unpaid balance of the assessment. If any annual installment payment is not received when due, the entire outstanding principle amount of the assessment shall be in default and shall be immediately due and payable. The entire outstanding assessment principle (including the annual installment) shall have added a penalty of ten and one half percent (10.5%) on the outstanding principle. The principle shall draw an additional interest at the rate of ten and one half percent (10.5%) per annum until paid. Should default occur, the City will institute civil action for foreclosure of the assessment lien. Foreclosure shall be against all property on which assessments are in default. All costs including collection and legal fees resulting from such action shall be added and incorporated into the assessed amount due plus interest and penalties, and shall be reimbursed from the proceeds of foreclosure sale of the assessed real property.

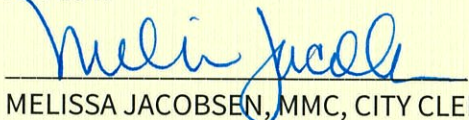
PASSED AND ADOPTED by the Homer City Council on this 9th day of October, 2023.

CITY OF HOMER



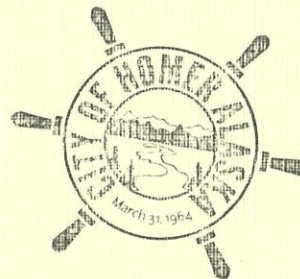
KEN CASTNER, MAYOR

ATTEST:



MELISSA JACOBSEN, MMC, CITY CLERK

Fiscal Note: Total design and construction project costs are \$246,104.43 for water improvement and \$304,938.97 for sewer improvement. Assessment methodology is equal shares and the cost per parcel is \$16,779.85 for water and \$20,791.29 sewer.



FINAL ASSESSMENT ROLLPROJECT NAME: Tasmania Water and Sewer Special Assessment DistrictDATE: July 31, 2023TOTAL PROJECT WATER: \$246,104.43 (368,926.43-\$122,822 subsidy)TOTAL PROJECT SEWER: 304,938.97Districts shall be assessed 75% property owner share of the project. WATER: \$184,578.32 SEWER: \$228,704.23
HOMER ACCELERATED WATER AND SEWER PROGRAM (HAWSP) SHARE: WATER: \$61,526.11 SEWER: \$76,234.74

	PROPERTY OWNER NAME & ADDRESS	LEGAL DESCRIPTION & PARCEL NUMBER	ASSESSED PROPERTY VALUE	ASSESSED ESTIMATED PROPERTY OWNER SHARE OF ASSESSMENT
1	Evans, Bryan and Ginny 4523 South Slope Drive Homer, AK 99603	T 06S R 13W SEC 17 Seward Meridian HM 2022012 BARNETT'S SOUTH SLOPE SUB EVANS ADDN LOT 2-A BLK 2 KPB#17702098 (<i>lot line vacated after creation of districts</i>) Per Resolutions 20-083 & 21-045(A) establishing districts- T 6S R 13W SEC 17 Seward Meridian HM 0770061 BARNETT'S SOUTH SLOPE SUB LOT 2 BLK 2 KPB#17702045 T 6S R 13W SEC 17 Seward Meridian HM 0770061 BARNETT'S SOUTH SLOPE SUB LOT 4 BLK 2 KPB#17702044	\$280,400 \$232,200 unknown	Water \$16,779.85 Sewer \$20,791.29 Water \$16,779.85 Sewer \$20,791.29
2	Sjostedt, David and Chandler, Jeannie PO Box 3606 Homer, AK 99603	T 6S R 13W SEC 17 Seward Meridian HM 2000008 BARNETT'S SOUTH SLOPE SUB CRANDALL ADDN NO 2 LOT 6-A-1 KPB#17702082 T 6S R 13W SEC 17 Seward Meridian HM 0770061 BARNETT'S SOUTH SLOPE SUB LOT 11 BLK 1 KPB#17702040	\$112,500 \$577,400	Water \$16,779.85 Sewer \$20,791.29 Water \$16,779.85 Sewer \$20,791.29
3	Crandall John P and Cass M PO Box 470 Homer, AK 99603	T 6S R 13W SEC 17 Seward Meridian HM 2000008 BARNETT'S SOUTH SLOPE SUB CRANDALL ADDN NO 2 LOT 5-A-1 KPB#17702083	\$588,300	Water \$16,779.85 Sewer \$20,791.29
4	Marley, William Jay Jr. and Erica S 795 W Tasmania Ct Homer, AK 99603	T 6S R 13W SEC 17 Seward Meridian HM 00770061 BARNETT'S SOUTH SLOPE SUB LOT 12 BLK 1 KPB#17702039 T 6S R 13W SEC 17 Seward Meridian HM 0077061 BARNETT'S SOUTH SLOPE SUB LOT 13 BLK 1 KPB#17702038	\$917,600 \$89,200	Water \$16,779.85 Sewer \$20,791.29 Water \$16,779.85 Sewer \$20,791.29

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5	O'Neill, Andrew P and Cassiar D 3080 Homer Spit Rd Homer, AK 99603	T 6S R 13W SEC 17 Seward Meridian HM 00770061 BARNETT'S SOUTH SLOPE SUB LOT 14 BLK 1 KPB#17702037	\$311,500	Water \$ 16,779.85 Sewer \$ 20,791.29
6	Fell, Michael W and Mary K PO Box 149 Homer, AK 99603	T 6S R 13W SEC 17 Seward Meridian HM 00770061 BARNETT'S SOUTH SLOPE SUB LOT 15 BLK 1 KPB#17702036	\$84,400	Water \$ 16,779.85 Sewer \$ 20,791.29
		T 6S R 13W SEC 17 Seward Meridian HM 2017024 BARNETT'S SOUTH SLOPE SUB FELL ADDN LOT 16-A KPB#17702095	\$492,500	Water \$ 16,779.85 Sewer \$ 20,791.29
7	Sumption Terry L and Tracy L 842 W Tasmania Ct Homer, AK 99603	T 6S R 13W SEC 17 Seward Meridian HM 00770061 BARNETT'S SOUTH SLOPE SUB LOT 17 BLK 1 KPB#17702034	\$335,600	Water \$ 16,779.85 Sewer \$ 20,791.29