

**CITY OF HOMER  
HOMER, ALASKA**

City Clerk

**RESOLUTION 24-037**

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 ALDER LANE WATER IMPROVEMENT SPECIAL ASSESSMENT DISTRICT

WHEREAS, In compliance with Homer City Code Chapter 17, Improvement Districts, the Homer City Council created the Alder Lane Water Assessment District with Resolution 20-095; and

WHEREAS, The Notice of Public Hearing and Notice of Right to Object dated February 29, 2024 was mailed to property owners in the district advising that written objections must be filed with the City Clerk no later than March 26, 2024; and

WHEREAS, A Public Hearing was held on March 26, 2024 to hear objections to the final assessment roll; and

WHEREAS, No written objections were filed by March 26, 2024; 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 Alder Lane Water 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 August 1, 2024 all assessments in the Alder Lane Water 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. August 1, 2024 and each installment thereafter shall be due on or before



45 August 1 of each year, plus interest on the unpaid balance of the assessment. If any annual  
46 installment payment is not received when due, the entire outstanding principle amount of the  
47 assessment shall be in default and shall be immediately due and payable. The entire  
48 outstanding assessment principle (including the annual installment) shall have added a  
49 penalty of ten and one half percent (10.5%) on the outstanding principle. The principle shall  
50 draw an additional interest at the rate of ten and one half percent (10.5%) per annum until  
51 paid. Should default occur, the City will institute civil action for foreclosure of the assessment  
52 lien. Foreclosure shall be against all property on which assessments are in default. All costs  
53 including collection and legal fees resulting from such action shall be added and incorporated  
54 into the assessed amount due plus interest and penalties, and shall be reimbursed from the  
55 proceeds of foreclosure sale of the assessed real property.

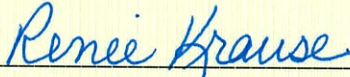
56  
57 PASSED AND ADOPTED by the Homer City Council on this 8<sup>th</sup> day of April, 2024.

58  
59 CITY OF HOMER

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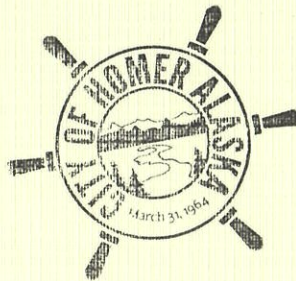
61  
62 KEN CASTNER, MAYOR

63 ATTEST:

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65  
66 RENEE KRAUSE, MMC, ACTING CITY CLERK

67  
68 Fiscal Note: Total design and construction project costs are \$233,928.68. Assessment  
69 methodology is benefitted area and and the cost per parcel is shown on the attached final  
70 assessment roll for a total of \$175,446.51 property owners share.



**FINAL ASSESSMENT ROLL**

PROJECT NAME: Alder Lane Water Special Assessment District

DATE: February 28, 2024

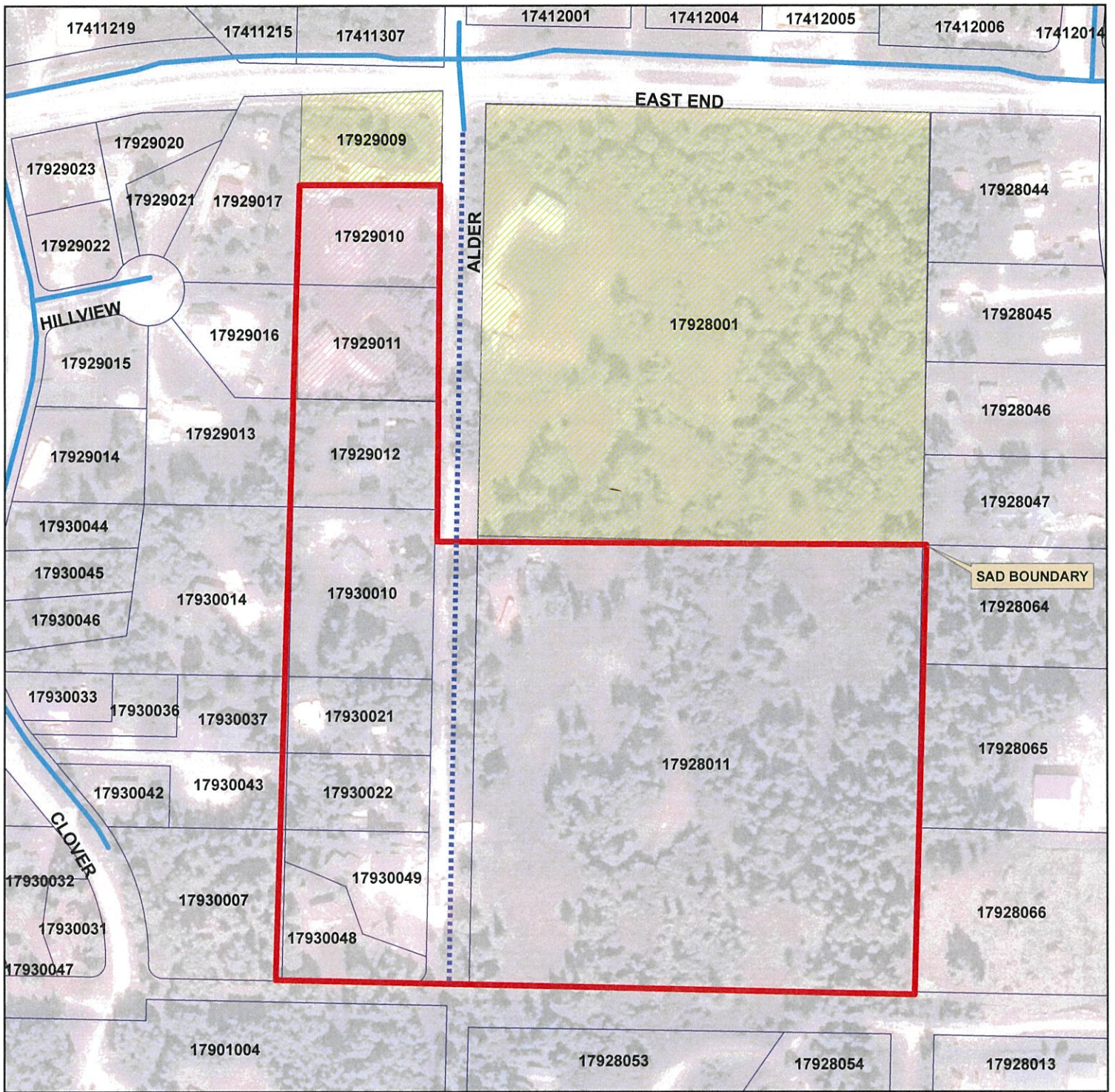
TOTAL PROJECT WATER: \$346,157.68 - \$112,229 (ADEC Principle Subsidy) = 233,928.68

Districts shall be assessed 75% property owner share of the project. WATER: \$175,446.51

HOMER ACCELERATED WATER AND SEWER PROGRAM (HAWSP) SHARE: WATER: \$58,482.17

	PROPERTY OWNER NAME & ADDRESS	LEGAL DESCRIPTION & PARCEL NUMBER	ASSESSED PROPERTY VALUE	AREA BENEFITTED (ACRES) AND ASSESSMENT VALUE
1	Hennick, Mark E 19375 Sterling Hwy Ninilchik, AK 99639	T 6S R 13W SEC 15 Seward Meridian HM 0720764 COOPER SUB LOT 2 BLK 2 KPB#17929010	\$613,200	0.64 acres \$13,743.67
2	Banks, Dale and Roufa, Sharon PO Box 2888 Homer, AK 99603	T 6S R 13W SEC 15 Seward Meridian HM 0720764 COOPER SUB LOT 3 BLK 2 KPB#17929011	\$346,300	0.74 acres \$15,891.12
3	Johnson, Lila L and Nate V 515 Rangeview Ave Homer, AK 99603	T 6S R 13W SEC 15 Seward Meridian HM 0720764 COOPER SUB LOT 4 BLK 2 KPB#17929012	\$517,600	0.71 acres \$15,246.88
4	Trieweiler, Alex G 4937 Alder Ln Homer, AK 99603	T 6S R 13W SEC 15 Seward Meridian HM 0720764 COOPER SUB LOT 5 BLK 2 KPB#17930010	\$496,800	1.1 acres \$23,621.93
5	Young, Joseph J.E. and Daniel W.B. 4889 Alder Ln Homer, AK 99603	T 6S R 13W SEC 15 Seward Meridian HM 0850106 COOPER SUB LOTS 6 & 9 BLK 2 RENF REW ADDN LOT 6A BLK 2 KPB#17930021	\$236,100	0.5 acres \$10,737.24
6	Young, Joseph J.E. and Daniel W.B. 4905 Alder Ln Homer, AK 99603	T 6S R 13W SEC 15 Seward Meridian HM 0850106 COOPER SUB LOTS 6 & 9 BLK 2 RENF REW ADDN LOT 6B BLK 2 KPB#17930022	\$236,100	0.5 acres \$10,737.24
7	Parker, James C and Moore, Jessica J PO Box 3581 Homer, AK 99603	T 6S R 13W SEC 15 Seward Meridian HM 2012043 COOPER SUB HAALAND ADDN LOT 7-B KPB#17930049	\$268,200	0.49 acres \$10,522.50
8	Herreman, Jason and Bando, Jennifer 2554 Spruce Ln Homer, AK 99603	T 6S R 13W SEC 15 Seward Meridian HM 2012043 COOPER SUB HAALAND ADDN LOT 7-A KPB#17930048	\$278,400	0.46 acres \$9,878.26
9	Lexicon LLC PO Box 2000 Homer, AK 99603	T 6S R 13W SEC 15 Seward Meridian HM 0700591 TIETJEN SUB TRACT E KPB#17928011	\$95,900	3.03 acres \$65,067.68





**Legend**

- ..... Proposed Waterline Extension
- Existing Water Line
- ▭ Proposed Water Service Expansion
- ▨ City Water - East End Water Main
- ▧ City Water - Spaghetti Lines

Coordinate System: NAD 1983 StatePlane Alaska 4 FIPS 5004 Feet  
 Projection: Transverse Mercator  
 Datum: North American 1983  
 False Easting: 1,640,416.6667  
 False Northing: 0.0000  
 Central Meridian: -150.0000  
 Scale Factor: 0.9999  
 Latitude Of Origin: 54.0000  
 Units: Foot US

## ALDER LANE WATERLINE EXTENSION PROPOSAL

**DEPARTMENT OF PUBLIC WORKS**  
JULY 26, 2019

Disclaimer:  
 It is expressly understood the City of Homer, its council, board, departments, employees and agents are not responsible for any errors or omissions contained herein, or deductions, interpretations or conclusions drawn therefrom.