

Aderhold/Ericksen
/Hansen

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA
AMENDING THE FY25 CAPITAL BUDGET BY APPROPRIATING
\$135,000 FROM THE LAND RESERVES FUND TO PURCHASE 20
ACRES IN WOODARD CANYON IMMEDIATELY NORTH OF KAREN
HORNADAY PARK, FOR THE PURPOSES OF OPEN SPACE AND
RECREATION, PROTECTION OF STORMWATER DRAINAGE AND
STEEP SLOPES, AND PRESERVATION OF WILDLIFE CORRIDORS.

WHEREAS, Woodard Canyon has been identified by Moose Habitat, Inc. as one of the last surviving wildlife corridors between Homer's uplands and the Homer bench; and

WHEREAS, Acquisition of the 20-acre parcel would provide legal access to a heretofore isolated 10-acre parcel of city land on the steep bluff; and

WHEREAS, Curbing steep slope development on the bluff in Homer is a priority for the city; and

WHEREAS, Acquisition of the parcel would be consistent with the goals for protecting the area downstream outlined in the 2016 Woodard Creek Watershed Plan, a cooperative effort supported by city, state and federal agencies; and

WHEREAS, The State of Alaska Department of Natural Resources (DNR) issued a new study in December 2024, mapping the potential for a major landslide in Woodard Canyon to flush a debris flow into Karen Hornaday Park and the west side of the hospital property; and

WHEREAS, City control of lower Woodard Canyon would enhance storm water protection efforts, combining with state DNR control of the canyon headlands and promised cooperation from the single private landowner between the state and city parcels; and

WHEREAS, The 20-acre parcel, under private ownership since the road project was abandoned in 2002, suddenly appeared on the real estate market in November 2024; and

WHEREAS, a small group of conservation-minded private Homer citizens acted quickly to buy the 20-acre parcel; and

WHEREAS, The Homer citizens obtained the 20-acre property for \$125,000, well under the 2024 Kenai Peninsula Borough appraised value of \$166,700; and

WHEREAS, The Homer citizens have offered to sell the property to the City at no profit, to ensure its permanent protection; and

WHEREAS, Up to an additional \$10,000 may be needed for due diligence and closing cost expenses; and

WHEREAS, The City Council of Homer, Alaska should draw funds from its land fund to acquire the 20 acres with a legal description of T6S R 13W Sec 18 Seward Meridian HM S1/2 NW1/4 SE1/4 for purposes of open space, recreation, watershed management and wildlife habitat purposes.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The Homer City Council hereby amends the FY25 Capital Budget by appropriating \$135,000 as follows:

<u>Fund</u>	<u>Description</u>	<u>Amount</u>
150	Land Fund	\$135,000

Section 2. The City Manager is authorized to negotiate and execute the appropriate documents.

Section 3. This is a budget amendment ordinance, is not permanent in nature, and shall not be codified.

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this 28th day of January, 2025.

CITY OF HOMER


RACHEL LORD, MAYOR

ATTEST:

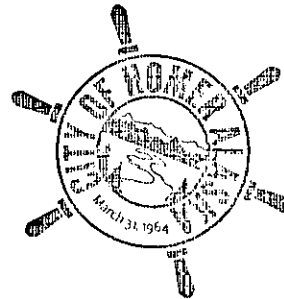

RENEE KRAUSE, MMC, CITY CLERK

YES: 5

NO: 0

ABSTAIN: 0

ABSENT: 1



First Reading: 1/13/25

Public Hearing: 1/27/25

Second Reading: 1/27/25

Effective Date: 1/28/25