

**CITY OF HOMER
HOMER, ALASKA**

City Manager/
Public Works Director

RESOLUTION 16-077

A RESOLUTION OF THE HOMER CITY COUNCIL CLARIFYING
HOW ASSESSMENTS WILL BE LEVIED ON A PORTION OF
GOVERNMENT LOT 2 SPLIT BY KACHEMAK DRIVE AS IT RELATES
TO PHASE I AND III OF THE KACHEMAK DRIVE WATER AND
SEWER IMPROVEMENTS PROJECTS.

WHEREAS, Public Works is coordinating the design of the third phase of the Kachemak Drive Water and Sewer Improvement project, and assessments will be levied on benefitted properties consistent with past Council direction; and

WHEREAS, Assessments have been developed for several special assessment districts along Kachemak Drive (Phase I and II water/sewer improvements and the natural gas project), the Council has agreed that where a lot that was divided by the construction of Kachemak Drive, a single assessment would be the most fair (with the second assessment being deferred until the vacant side was developed); and

WHEREAS, The Council passed Resolution 06-74 to authorize deferred assessments for “split lots” within the Phase I of the Kachemak Drive Water/Sewer Improvements LID; Resolution 15-063 for the natural gas special assessment district; and Resolution 13-008 for Phase II of the Kachemak Drive Water/Sewer Improvements LID; and

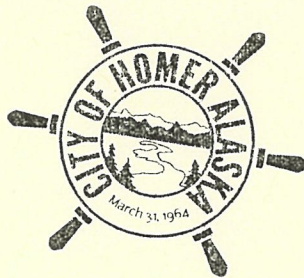
WHEREAS, In the case of the split lot (a portion of Government Lot 2) within the proposed Phase III of the Kachemak Drive Water/Sewer SAD, the vacant portion of the split lot on the north side of Kachemak Drive was provided water and sewer service as part of the Phase I project. An assessment was levied. No service was provided to the portion on the south side (where the owner lives). Phase III will provide water and sewer service to the portion of the lot on the south side where the owner lives; and

WHEREAS, To be consistent with how we have treated other lots along Kachemak Drive, the owner of a portion of Government Lot 2 should be assessed one time (on the portion of the lot where the owner lives). This would mean that the previous Phase I assessment would be turned into a deferred assessment, and that a new Phase III assessment be levied on the south portion of the lot where the owner lives.

42 NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska establishes
43 the following conditions under which Government Lot 2 shall be assessed:

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- 45 1) The previously levied Phase I water and sewer assessments (on KPB Parcel # 179-
46 360-0240) shall be turned into deferred assessments, due and payable when water
47 and sewer service is requested to that lot.
 - 48 2) New water and sewer assessments shall be created (on KPB Parcel # 179-360-0500)
49 and be levied as part of the Kachemak Drive Water and Sewer Improvement (Phase
50 III) special assessment districts.
- 51

52 PASSED AND ADOPTED by the Homer City Council this 25th day of July, 2016.



CITY OF HOMER

David G. Lewis
DAVID G. LEWIS,
MAYOR PRO TEMPORE

61 ATTEST:

62 *Jo Johnson*
63 _____
64 JO JOHNSON, MMC, CITY CLERK
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67 Fiscal note: Estimated deferred cost one parcel \$36,252 (\$12,992 Water; \$23,260 Sewer)