

Resolution 14-012 Future Intent to Create Deferred Assessments on Kachemak Drive (Phase III) Water Main Extension Project

Resolution ID: 14-012

Resolution Status: Failed

Resolution Summary:

A Resolution of the City Council of Homer, Alaska, Expressing the Future Intention to Create Deferred Assessments on Property Benefitting From the Future Construction of the Kachemak Drive (Phase III) Water Main Extension Project. City Manager/Public Works Director.

CITY OF HOMER

HOMER, ALASKA

City Manager/

Public Works Director

RESOLUTION 14-012

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA, Expressing the Future Intention to Create Deferred Assessments on Property Benefitting from the Future Construction of the Kachemak Drive (Phase III) Water Main Extension Project.

WHEREAS, The Water/Sewer Master Plan for the City of Homer calls for improvements to the City's water system that would improve water service to the community; and

WHEREAS, The City Council has approved the acceptance of an EPA grant for the design of several water system improvements, including the extension of a water main along Kachemak Drive from Campbell Lane to 1500 feet south of Knapp Circle (see Memorandum 14-XXX with map prepared by Public Works); and

WHEREAS, The Public Works Department is coordinating the design of this improvement; and

WHEREAS, Although no construction funds have been identified, Public Works will be communicating with potentially affected and benefitted property owners regarding how the project may impact them; may coordinate the acquisition of easements and regulatory/environmental permits; and make applications to state and federal agencies for construction financing; and

WHEREAS, The proposed water main extension will benefit adjacent property owners (who are not currently served by the water system); and

WHEREAS, Normally these types of improvements are construction through the formation of a Special Assessment District (SAD) where benefitted property owners are assessed for their fair share; and

WHEREAS, No SAD has been successfully initiated in this neighborhood; and

WHEREAS, Precedence has been set that deferred assessments can be established on benefitting properties to provide a mechanism for fairly assessing the cost of the water improvements to benefitted property owners ; and

WHEREAS, These deferred assessment are not created without the opportunity for the affected property owners to comment and if created do not become due until the property owner connects to the new water main; and

WHEREAS, Connection to the water main may be contingent upon the installation of sewer service to the property before water service connections to the water main are approved.

NOW, THEREFORE, BE IT RESOLVED that if construction funding becomes available for this project and a Special Assessment District has not been established to assess benefited property owners for their fair share, the intent of the City Council would be to consider creating deferred assessments on benefitting property owners after each property owner has been given the opportunity to comment.

BE IT FURTHER RESOLVED that the City Council encourages the Public Works Director to initiate a SAD in this neighborhood to determine whether there is support for providing water and sewer service to the project area.

PASSED AND ADOPTED by the City Council of Homer, Alaska, this 13th day of January, 2014.

CITY OF HOMER

MARY E. WYTHER, MAYOR

ATTEST:

JO JOHNSON, MMC, CITY CLERK

Fiscal Note: N/A

Resolution Files  [Resolution 14-012](#)

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