



**CITY OF HOMER  
PUBLIC WORKS**

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## MEMORANDUM 09-16

TO: Walt Wrede, City Manager

FROM: Carey Meyer, Public Works Director *CSM*

DATE: February 1, 2009

RE: **Kachemak Drive Water and Sewer Project (Phase II)  
Project Status and Request for Direction**

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The Council has adopted Resolution 05-43 on April 11, 2005 which established the need for the Kachemak Drive Water and Sewer Project (Phase II). The Council has adopted Resolution 05-81(S) on July 25, 2005 which authorized the formation of the Kachemak Drive Water and Sewer Project (Phase II) LID assessment district after a majority of property owners within the LID boundaries supported the creation of an LID. The Council has adopted Ordinance 05-47 on October 10, 2005 authorizing the design and construction of the Kachemak Drive Water and Sewer Project (Phase II).

Public Works initiated design of the project in January 2007 with Council direction to evaluate whether the construction of the project would impact bluff erosion

### **Project Status:**

- The engineers are moving quickly toward a final design and the preparation of bid documents. We expect to be ready to begin construction this summer 2009.
- Regulatory and environmental permitting task is also moving along with the scoping effort with all local, state, and federal agencies complete. At this time the project team has submitted or is in the process of submitting final permits, including Coastal Project Management (KPB), the Corps of Engineers, and ADOT. We expect to have all required permits by Spring 2009.
- The project design has taken into account the environmental and regulatory concerns expressed during the scoping process. The geotechnical report prepared for the project provides an assessment of the potential impact of construction on bluff erosion. Based on the design recommendations contained in the geotechnical report; boring services, boring sewer mains through wetlands areas, and backfilling trenches with native material to maintain existing soil profiles; the project should not negatively impact bluff erosion. Elimination of septic systems can reduce groundwater volumes near the bluff.
- A geotechnical report was completed by Duane Miller Associates LLC of Anchorage, Alaska which included an evaluation of the potential impacts of construction on bluff erosion. The report found that "This project does not impose a surface or subsurface drainage regime change" and "This project is not expected to be a contributing factor for bluff erosion".

- The geotechnical report states that “The sewer project will replace existing septic systems along the route. This will reduce the input of treated water into the groundwater regime by eliminating the drain fields. This may reduce the overall volume of water seepage at the bluff face which would help reduce erosion caused by the seepage.
- The City is working to secure necessary easements from property owners along Kachemak Drive. Of the 46 permanent easements needed, approximately 23 have been acquired. The attached map shows the properties with required easements that have *not* been acquired.
- The intention is to secure all easements, permits and construction approval by early summer 2009, bid project mid-summer, start construction end of summer, complete construction by end of summer 2010.

**Request for Direction:**

I believe that the only major hurdle standing in the way of starting construction this summer is the acquisition of the remaining required easements. Public Works expects to have construction bid documents ready and all necessary permits in hand by Spring 2009.

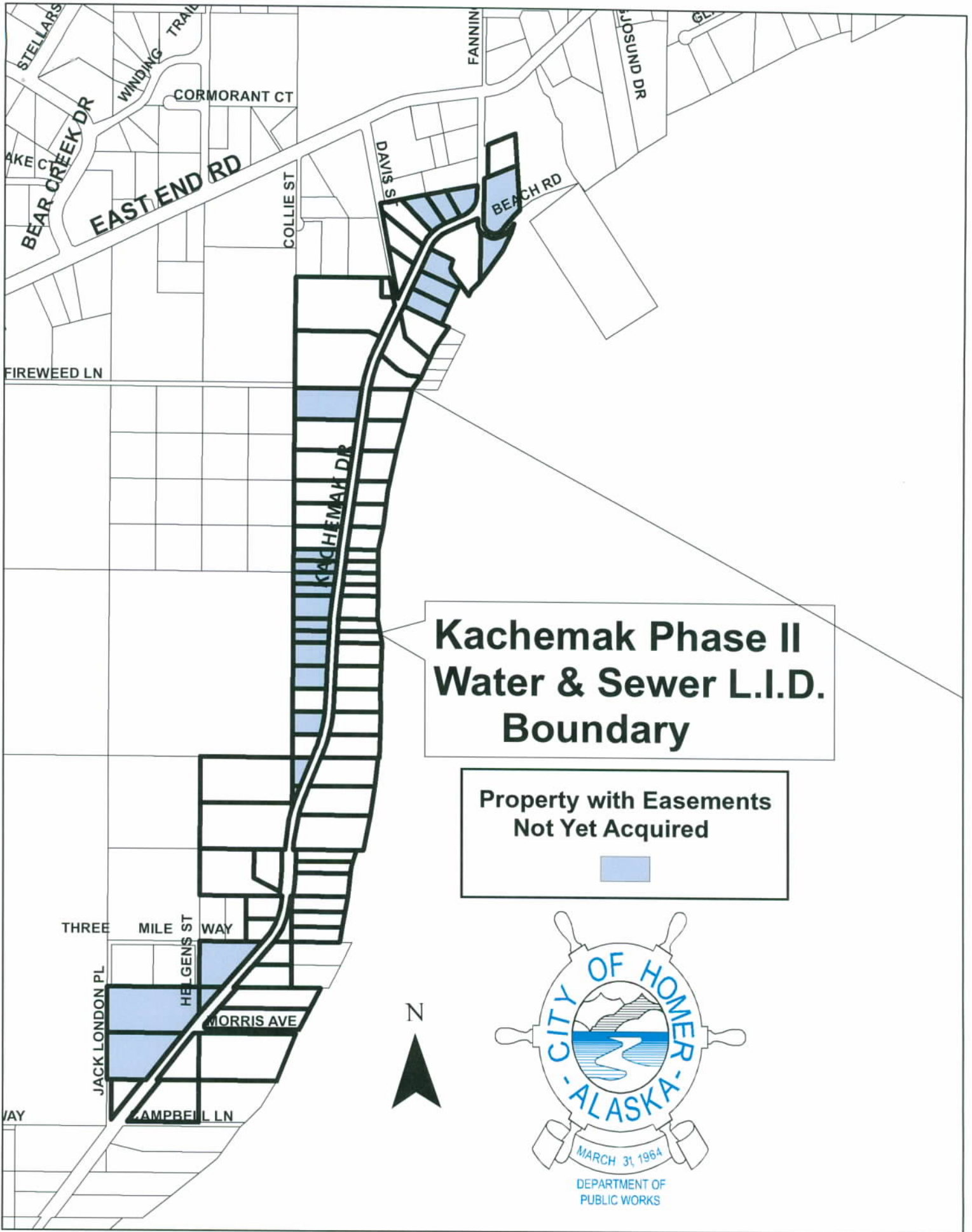
I also believe that based on the progress made over the last year of intense neighborhood meetings, one-on-one contacts with individual property owners, and the response of written correspondence; many of the required easements will not be acquired by the Spring 2009.

Without additional direction by the Council, this project will come to a stand-still and construction of the Kachemak Drive Water and Sewer Project (Phase II) will not start next summer.

The Council can postpone the project indefinitely or consider the use of Eminent Domain to facilitate the acquisition of necessary easements.

**Recommendations:** The Homer City Council expresses its support for the swift completion of the Kachemak Drive Water and Sewer Project (Phase II) and authorize the City Manager to prepare to use the power of Eminent Domain to facilitate the acquisition of any required easements by preparing the required Decisional Document. The City Manager shall present the final Decisional Document to the Council within 30 days and make final recommendations regarding the use of Eminent Domain in acquiring the remaining necessary easements.





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 FIREWEED LN  
 KACHEMAK DR  
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 HELGENS ST  
 MORRIS AVE  
 JACK LONDON PL  
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