



**CITY OF HOMER
PUBLIC WORKS**

3575 HEATH STREET HOMER, AK 99603

TELEPHONE (907)235-3170
FACSIMILE (907)235-3145

MEMORANDUM 10-96

TO: Walt Wrede, City Manager
FROM: Carey Meyer, Public Works Director
DATE: July 12, 2010
RE: **Kachemak Drive Water/Sewer Project (Phase II)**

A public informational meeting was held on Wednesday, July 7 to discuss the project and answer any questions owners of property might have. Issues discussed included:

- The engineers have completed the plans for construction and have acquired all necessary environmental permits. Bid documents were being finalized. A few regulatory permits will be acquired in the next few weeks.
- The last nine easements are being acquired through the eminent domain process. Three property owners have agreed to sign required easements.
- Construction could begin during the 2010-2011 winter season; with the project ready for hook-ups late in the summer of 2011.
- The project design has taken into account the environmental and regulatory concerns expressed during the scoping and permit application process. Elimination of septic systems can reduce groundwater volumes near the bluff.
- A geotechnical report 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 project costs are expected to be consistent with the assessment amount estimates; \$28,500. The total project cost is expected to be approximately \$3,300,000. The City has obtained access to low interest loans that will provide financing for the project over a twenty year period for both the City and the property owners portion of the project costs. The City is responsible for 25%; the property owners 75% of the project costs. These loans in the past have provided for property owner financing at 2.5%. Current schedule for the project (if approval by the City Council):

Secure all necessary easements	August 2010
Prepare bid documents	August 2010
Bid project	September 2010
Start Construction	November 2010
Complete work in wetland areas	Winter 2011
Project Complete	Fall 2011