City of Homer

www.cityofhomer-ak.gov

Office of the City Clerk
491 East Pioneer Avenue
Homer, Alaska 99603

clerk@cityofhomer-ak.gov
(p) 907-235-3130
(f) 907-235-3143

July 8, 2020

Dear Property Owner,

At their July 1, 2020 Special Meeting, the Homer City Council adopted Resolution 20-062 initiating the Seawall Improvement Special Assessment District (SAD) for armor toe improvements on the seawall. You are receiving this notice because you're a record owner of real property in the proposed district.

Pursuant to HCC 17.04.040(b) a meeting of record owners of real property in the proposed district, more commonly referred to as a neighborhood meeting, is scheduled for **Thursday, July 23, 2020 at 5:30 p.m.** and will be held virtually through Zoom from the City Hall Cowles Council Chambers at 491 E. Pioneer Avenue.

To join the Zoom meeting on your computer go to www.zoom.us and select Join A Meeting. From there follow the prompts to enter the meeting ID and password below. If you prefer to participate by phone only, you may dial any of the numbers below and enter the same meeting ID and password.

Meeting ID: 934 9078 6304 Password: 311042

By Phone- 1-669-900-6833, 1-253-215-8782 or Toll Free 888-788-0099 or 877-853-5247

I will open the meeting by 5:20 p.m. so attendees will have time to log in and test audio before the start time. Please email me at clerk@ci.homer.ak.us if you'd like an email link to the meeting information.

The proposed improvement plan is included for your review prior to the meeting. City staff will be available at the neighborhood meeting to answer questions on the proposed project, so please plan to attend. Please contact the City Clerk's Office at 235-3130 if you have questions.

Sincerely,

Melissa Jacobsen, MMC
City Clerk

Encl.- Resolution 20-062 and proposed district map
Memorandum 20-072 with attachments
Memorandum 20-073 with attachments

CITY OF HOMER
HOMER, ALASKA

City Manager

RESOLUTION 20-062

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA, INITIATING A SEAWALL IMPROVEMENT SPECIAL ASSESSMENT DISTRICT FOR ARMOR ROCK TOE IMPROVEMENTS.

WHEREAS, At the request of homeowners for the City's assistance, a seawall was engineered and constructed along the Ocean Drive Loop bluff in 2002 as an effort to mitigate erosion impacts to lots along the ocean bluff; and

WHEREAS, This effort began with the adoption of Resolution 00-89(A) finding a need to create the Ocean Drive Loop Bluff Erosion Control Improvement District; and

WHEREAS, Over the years regularly occurring winter storms with high tides and high winds have caused major storm damage to the seawall and resulted in the need for continued repair of the wall; and

WHEREAS, Emergency Ordinance 11-49(S) created the Ocean Drive Loop Special Service District (ODLSSD) to collect tax revenues from benefitted property owners to support maintenance and repair of the seawall, which they own and is located on their properties; and

WHEREAS, The ODLSSD total tax revenues received from benefitted property owners range from $25,000 to $30,000 annually and don't sufficiently cover the increasing seawall maintenance costs; and

WHEREAS, Emergency repairs to the seawall have to be performed on an emergency basis in order to prevent further damage and remain in compliance with the U.S. Army Corps of Engineers (Corps) permit for the seawall; and

WHEREAS, In the most recent winter storms the seawall received significant damage that threatens the wall's integrity with 20 of the 85 wood panels needing complete rebuild, and more frequent sink holes behind the wall indicate failure of the fiberglass sheet piling along the toe of the wall; and

WHEREAS, Upcoming winter storms with high winds and high tides will continue to damage the wall and could potentially result in complete wall failure; and

WHEREAS, HDR, Inc. provided a technical review of the seawall and provided a Homer Seawall Alternatives Analysis dated June, 27, 2019 that reviewed and provided concepts for

improving the structure to reduce maintenance costs and extend the functional life of the structure, and indicated armor rock placement to protect the toe of the wall to be the most practical and cost effective solution which the homeowners who attended the community meetings in 2019 also agreed to as the best approach; and

WHEREAS, The creation of a Seawall Improvement Special Assessment District (SAD) for the cost of placement of the armor rock was addressed at a worksession held May 18, 2020 and financing for the armor rock may be available through a low interest Alaska Department of Environmental Conservation (ADEC)/Environmental Protection Agency (EPA) revolving loan; and

WHEREAS, The ODLSSD, which is responsible for generating maintenance funds through an annually established mil rate, will remain in place to provide for long-term maintenance costs; and

WHEREAS, HCC 17.02.040(a)(1) authorizes the City Council by a vote of not less than three fourths of its membership to initiate a SAD; and

WHEREAS, The City Council deems it necessary and in the best interest to initiate a SAD for the benefitted property owners along and within proximity to the seawall as identified in the Seawall Improvement Special Assessment District for Armored Toe Improvement Proposal (Attachment A) to provide necessary improvements to the seawall, pursuant to HCC 17.02.040; and

WHEREAS, Including properties beyond those directly impacted will provide owners of real property that may be impacted by future seawall failure the opportunity to receive SAD notices, engage in discussion of the improvement plan presented at the meeting of record owners of property in the proposed district, and participate in the objection process if they so choose; and

WHEREAS, HCC 17.02.040(c) provides that upon the Council's initiation of a SAD the Clerk shall schedule a meeting of record owners of property in the proposed district, and refer the proposed district to the Public Works Director for the preparation of an improvement plan for the district; and

WHEREAS, The City has been facilitating maintenance of the wall, as required by the Corps permit. If the property owners fail to create the Seawall Improvement SAD, based on the increasing cost of maintenance, the City will not have the financial resources necessary to continue maintaining the wall.

NOW THEREFORE, BE IT RESOLVED:

Section 1. Initiation of special assessment district. As authorized by HCC 17.02.040(a)(1), the Council hereby initiates the Seawall Improvement Special Assessment District for Armored Toe Improvement on the seawall.

Section 2. Meeting of property owners; Improvement plan. The Clerk shall schedule a meeting of record owners of real property in the proposed district in accordance with HCC 17.02.040(c)(1), and refer the proposed district to the Public Works Director for the preparation of an improvement plan, as provided in HCC 17.02.040(c)(2).

Section 3. Effective date. This resolution shall become effective upon passage and approval.

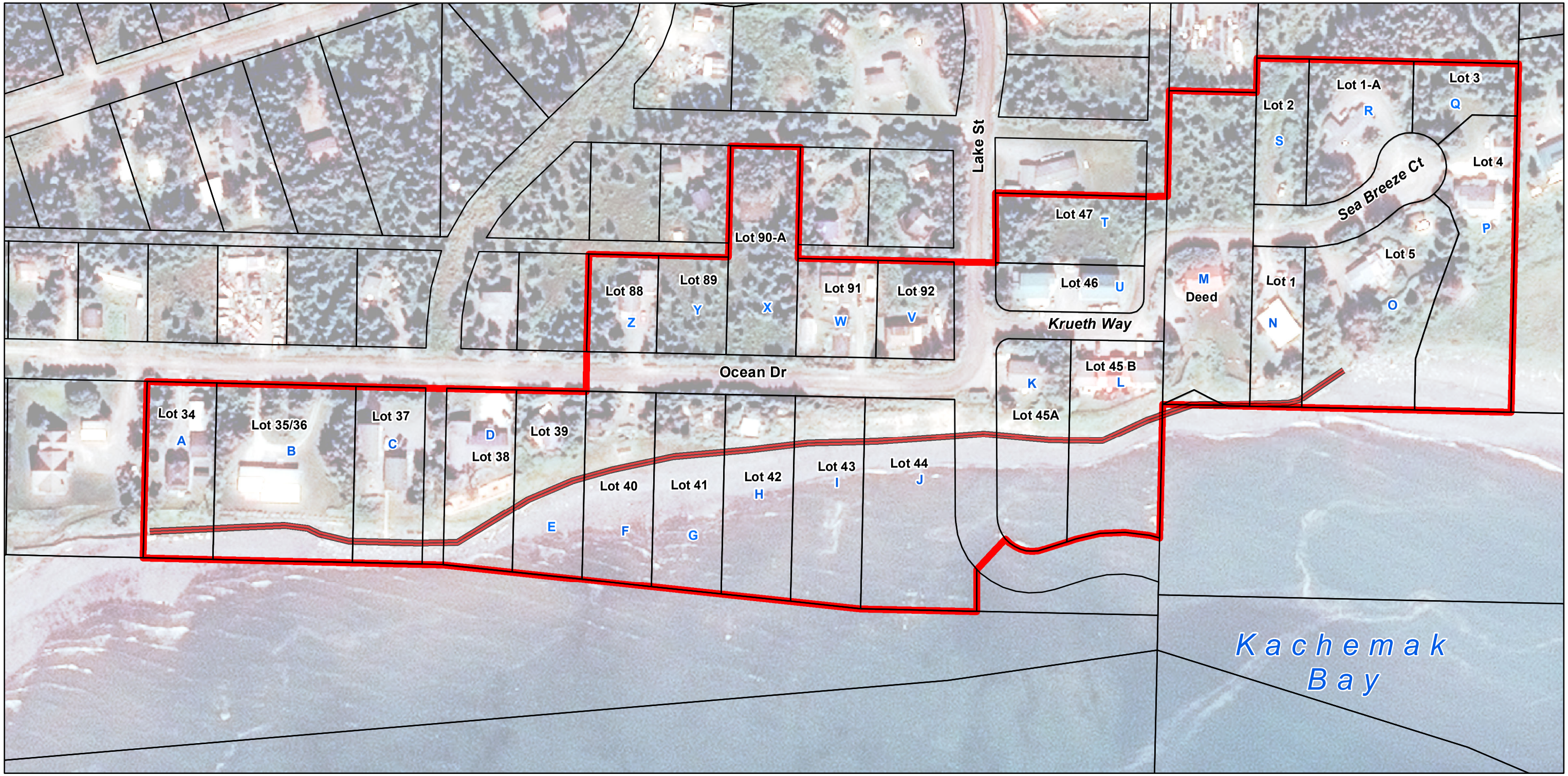
PASSED AND ADOPTED by the Homer City Council this 1th day of July, 2020.

CITY OF HOMER

KEN CASTNER, MAYOR

ATTEST:

MELISSA JACOBSEN, MMC, CITY CLERK



Attachment A

Legend

Seawall - Sheet Pile

Potential SAD District Boundary

Seawall Improvement Special Assessment District for Armored Toe Improvement Proposal

N

500 250 0 500 Feet

Dept of Public Works
6/25/2019

Disclaimer:
It is expressly understood the City of Homer, its council, board, departments, employees and agents are not responsible for any errors or omissions contained herein, or deductions, interpretations or conclusions drawn therefrom.

City of Homer
www.cityofhomer-ak.gov

Public Works
3575 Heath Street
Homer, AK 99603
publicworks@cityofhomer-ak.gov
(p) 907- 235-3170
(f) 907-235-3145

Memorandum 20-072

TO: Marvin Yoder, City Manager

FROM: Carey Meyer, City Engineer

DATE: May 11, 2020

SUBJECT: Seawall Failure Concerns

Rigid (steel) sheet piling is typically driven into the ground to a depth that allows it to support itself and resists loads applied from behind the wall (and in the case of a seawall wave forces from the front).

Our seawall was designed to utilize less rigid piling and tie-rods connected to concrete blocks (sometimes called dead men) buried behind the wall to provide the additional support necessary. See attached drawing. The blocks are tie-rodded to the wall. This tie-rod technique is used successfully in many civil engineering applications.

The vulnerability of this technique is that loss of the backfill in which the tie-rodded concrete "dead men" block is buried can result in the loss of structural support of the wall. As long as the wall protects the material behind the wall, the concrete blocks will continue to provide wall support.

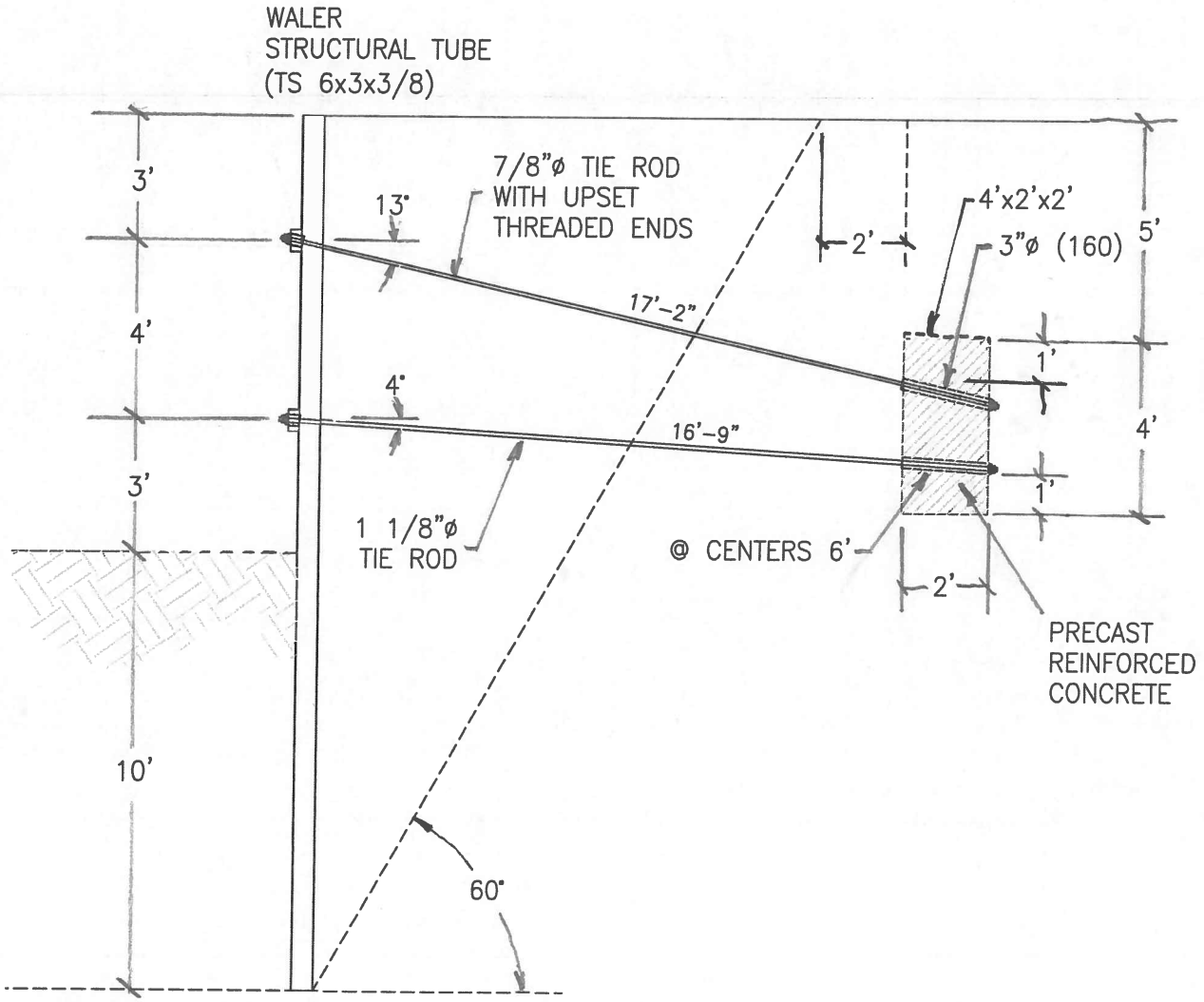
Since the wall was backfilled with dredge spoils (sand), this material is very erodible.

The fear that I have expressed (regarding complete failure of the wall) stems from the potential that should a section of wall be punctured (most probable during a significant winter storm), material from behind the punctured wall section would begin eroding away. This would expose and undermine the concrete block and eliminate support of that wall section.

Once one wall section was lost, material behind the adjacent wall section would begin to erode, exposing and undermining its dead man concrete block, removing structural support of the adjacent wall section. This would trigger the loss of the adjacent wall section and this would domino down the wall, potentially taking out the entire wall. In a storm this would happen very quickly.

Why is this important now? An inspection in April determined that 20 of the 85 wood panels that protect the sheet piling from damage needs significant rebuild (cost approaching $100,000). In addition, sinkholes behind the wall are more frequent, indicating puncturing of the fiberglass sheet piling. The sheet piling behind one wood panel has experience significant damage this last winter and is particularly susceptible to the type of wall failure described above.

This year's allocated maintenance budget has been spent (approximately $45,000), make necessary repairs between January 1 and April 30.



C:\PhukanLogo.jpg	Civil Geotechnical Surveying Environmental Construction Materials Testing 2702 Gambell Street, Suite 201 Anchorage, Alaska., 99503 Tele: (907) 272-7111 Fax: (907) 277-3177 Email: pcarle@alaska.net	DATE	12/11/01	FIGURE 1
		SCALE	1/4" = 1'-0"	-
		FILE NAME	FIG-DRAFT	-
		JOB NO.	01965.1	EROSION CONTROL PROJECT HOMER, AK

City of Homer
www.cityofhomer-ak.gov

Public Works
3575 Heath Street
Homer, AK 99603
publicworks@cityofhomer-ak.gov
(p) 907- 235-3170
(f) 907-235-3145

Memorandum 20-073

TO: Marvin Yoder, City Manager

FROM: Carey Meyer, City Engineer

DATE: May 28, 2020

SUBJECT: Seawall Alternatives

Seawall maintenance costs have been increasing. The special service district mil rate that funds this effort will need to be increased. The wall was battered this winter – significant damage threatens the wall's integrity. 20 of the 85 wood panels needs significant rebuild (cost approaching $100,000). In addition, sinkholes behind the wall are more frequent, indicating failure of the fiberglass sheet piling along the toe.

Damage to the wall is a direct result of erosion at the bottom of the wall. Erosion of the toe exposes the fiberglass sheet pile (below the protective timber face). This makes it easier for wave forces to get behind the timber panels, breaking them and damaging the sheet pile. Holes in the sheet pile at the bottom of the wall allow material from behind the wall to escape. The wall is structurally supported by tie-rodded concrete blocks buried behind the wall. Protection the toe of the wall from erosion will significantly reduce maintenance costs and extend wall life.

This year's maintenance budget has been spent (approximately $45,000). This will get us through the summer, but another winter like the last one, I fear, may very well result in complete wall failure.

The City has been looking at workable, affordable solutions. Protecting the toe of the wall with armor rock seems to be the most practical cost effective solution. Public Works has prepared a map, conceptual cost estimate, and spreadsheets (all attached) to help the Council and property owners evaluate what property is benefitted, how improvement/maintenance districts might be established, calculating potential assessments under each potential assessment method (for both construction of the armor rock improvements and the special service district funding long term maintenance.

Currently, the most realistic approach seems to be the creation of a special service district (SAD) for the cost of placement of the armor rock (administered by the City, assessment methods not yet determined); and a special service district for long-term maintenance costs (collected by the Borough similar to the existing SDD, mil rate not yet determined).

Financing for the armor rock placement has also not been determined; options being considered include direct City financing and use of low interest ADEC/EPA revolving loan funds.

The following is a brief introduction to the maps, cost estimates, and spreadsheets attached:

The **map** shows historical erosion, projected erosion, lots potentially impacted by erosion as defined in the Coastal Erosion Study (updated in 2006). The map shows potential expanded special assessment/service district boundaries. The map shows more lots than those immediately behind the wall that benefit from the wall (i.e. - loss of Krueth Way eliminates road access and utilities serving several lots). Lots shaded beige are properties that currently contribute to seawall maintenance; lots shaded blue are properties that one could argue also benefit from the existence of the seawall.

Conceptual Cost Estimate shows the estimated cost of placing armor rock (as defined in the HDR memo) that evaluated alternative methods of protecting the toe of the wall from erosion. This cost reflects discussions with local contractors (that complete this type of work using rock produced from across the Bay).

Spreadsheet #1 ***Seawall SAD Analysis – Current District Members Only*** reflects physical characteristics of lots that currently remain in the original district; and potential assessment costs (under several assessment methodologies) for a $1.47M armor rock improvement.

Spreadsheet #2 ***Seawall Special Assessment District (SAD)*** *– Armored Toe Improvement* reflects the physical characteristics of each of the lots potentially benefitted by the seawall; and estimates assessments (for a $1.47M project) under several different assessment methods.

Spreadsheet #3 ***Seawall Overall Assessment Analysis*** reflects the KPB tax value of each of the lots potentially benefitted by seawall (blue columns), and calculates in the orange column, 1) total annual assessments (for both rock placement and maintenance) if only those lots that are located directly behind the wall are included (base on equal share assessments for rock placement), and 2) the same for an expanded district (green columns).

#1 SEAWALL SPECIAL ASSESSMENT DISTRICT (SAD) ANALYSIS - Current District Members Only

EST. ARMOR ROCK IMPROVEMENT COST = $1,474,824

				LOT CHARACTERISTICS							ALTERNATIVE ASSESSMENTS METHODS				
PARCEL ID	KPB PARCEL_ID	LOT ADDRESS	OWNER	DIRECT WALL FRONTAGE (LF)	KPB LAND VALUE	KPB STRUCTURE VALUE	TOTAL ASSESSED VALUE	TAXABLE VALUE	LOT AREA (SF)	BENEFITTED LOT AREA (SF)	DIRECT WALL FRONTAGE	KPB PROPRTY VALUE	LOT AREA	BENIFITTED LOT AREA	EQUAL SHARE
A	17718019	829 OCEAN DRIVE LOOP	NEWBY REVOCABLE TRUST	200	$ 127,200	$ 325,500	$ 452,700	$ 102,700	50,682	39,500	$180,407	$185,222	$157,056.65	$233,891	$105,344.57
B	17718016	869 OCEAN DRIVE LOOP	SZAJKOWSKI JOHN J & JANET L	100	$ 120,900	$ 366,800	$ 487,700	$ 137,700	25,329	18,719	$90,203	$199,543	$78,491.14	$110,841	$105,344.57
			HOMER CITY OF	30	TBD		TBD	TBD	TBD	TBD	$27,061	TBD	TBD	TBD	TBD
C	17717701	895 OCEAN DRIVE LOOP	HUEPER MARILYN	110	$ 117,000	$ 461,500	$ 578,500	$ 528,500	25,679	17,122	$99,224	$236,694	$79,575.74	$101,384	$105,345
D	17717702	917 OCEAN DRIVE LOOP	NORMAN W SCHUMACHER TRUST	115	$ 64,600	$ 118,900	$ 183,500	$ 183,500	26,568	10,582	$103,734	$75,079	$82,330.63	$62,659	$105,345
E	17717703	939 OCEAN DRIVE LOOP	IRWIN PATRICK L	100	$ 53,700	$ 71,900	$ 125,600	$ 75,600	27,411	7,209	$90,203	$51,389	$84,942.98	$42,687	$105,345
F	17717704	957 OCEAN DRIVE LOOP	PFEFFER MARK E REVOCABLE TRUST	100	$ 44,900	$ 1,500	$ 46,400	$ 46,400	28,247	6,128	$90,203	$18,985	$87,533.63	$36,286	$105,345
G	17717705	979 OCEAN DRIVE LOOP	ABBOTT FINDLAY	100	$ 31,900	$ 1,500	$ 33,400	$ -	29,075	5,310	$90,203	$13,666	$90,099.49	$31,442	$105,345
H	17717706	997 OCEAN DRIVE LOOP	HOMER CITY OF	100	$ 2,100	$ -	$ 2,100	$ -	29,977	3,414	$90,203.30	$859	$92,894.66	$20,215	$105,345
I	17717707	1017 OCEAN DRIVE LOOP	HOMER CITY OF	100	$ 2,600	$ -	$ 2,600	$ -	42,759	5,500	$90,203.30	$1,064	$132,504.35	$32,567	$105,345
			HOMER CITY OF	60	TBD		TBD	TBD	TBD	TBD	$54,121.98	TBD	TBD	TBD	TBD
J	17717904	3102 LAKE ST	JUMP CHARLENE A	100	$ 106,000	$ 148,300	$ 254,300	$ -	30,555	12,735	$90,203.30	$104,047	$94,685.81	$75,408	$105,345
K	17717903	1065 KRUETH WAY	GOODE LARRY JACK LIVING TRUST	140	$ 111,500	$ 405,100	$ 516,600	$ 516,600	37,135	13,948	$126,284.62	$211,367	$115,076.33	$82,590	$105,345
L	17923036	1103 KRUETH WAY	KING LAWRENCE A	130	$ 96,700	$ 320,700	$ 417,400	$ 417,400	56,319	56,319	$117,264.29	$170,779	$174,524.95	$333,482	$105,345
M	17923026	1121 SEA BREEZE CT	FRANKLIN CAMARRON JAY	75	$ 73,200	$ 181,400	$ 254,600	$ 254,600	17,180	15,890	$67,652.48	$104,170	$53,238.49	$94,089	$105,345
N	17923028	1137 SEA BREEZE CT	LAWER DAVID A	75	$ 94,000	$ 155,200	$ 249,200	$ 249,200	49,008	36,695	$67,652.48	$101,960	$151,869.15	$217,282	$105,345
				1,635	$ 1,046,300	$ 2,558,300	$ 3,604,600	$ 2,512,200	475,924	249,071	$ 1,474,824	$ 1,474,824	$ 1,474,824	$ 1,474,824	$ 1,474,824

#2 SEAWALL SPECIAL ASSESSMENT DISTRICT (SAD) ANALYSIS - ARMORED TOE IMPROVEMENT

EST. ARMOR ROCK IMPROVEMENT COST = $1,474,824

				LOT CHARACTERISTICS								ALTERNATIVE ASSESSMENTS METHODS					
PARCEL ID	KPB PARCEL_ID	LOT ADDRESS	OWNER	DIRECT WALL FRONTAGE (LF)	KPB LAND VALUE	KPB STRUCTURE VALUE	TOTAL ASSESSED VALUE	TAXABLE VALUE	LOT AREA (SF)	BENEFITTED LOT AREA (SF)	% TIERED BENEFIT	DIRECT WALL FRONTAGE	KPB PROPRTY VALUE	LOT AREA	BENIFITTED LOT AREA	TIERED BENEFIT	EQUAL SHARE
A	17718019	829 OCEAN DRIVE LOOP	NEWBY REVOCABLE TRUST	200	$ 127,200	$ 325,500	$ 452,700	$ 102,700	50,682	39,500	100	$190,916	$107,185	$102,738	$122,101	$71,943	$56,724
B	17718016	869 OCEAN DRIVE LOOP	SZAJKOWSKI JOHN J & JANET L	100	$ 120,900	$ 366,800	$ 487,700	$ 137,700	25,329	18,719	100	$95,458	$115,471	$51,345	$57,864	$71,943	$56,724
C	17717701	895 OCEAN DRIVE LOOP	HUEPER MARILYN	110	$ 117,000	$ 461,500	$ 578,500	$ 528,500	25,679	17,122	100	$105,004	$136,970	$52,054	$52,927	$71,943	$56,724
D	17717702	917 OCEAN DRIVE LOOP	NORMAN W SCHUMACHER TRUST	115	$ 64,600	$ 118,900	$ 183,500	$ 183,500	26,568	10,582	100	$109,777	$43,447	$53,856	$32,711	$71,943	$56,724
E	17717703	939 OCEAN DRIVE LOOP	IRWIN PATRICK L	100	$ 53,700	$ 71,900	$ 125,600	$ 75,600	27,411	7,209	100	$95,458	$29,738	$55,565	$22,284	$71,943	$56,724
F	17717704	957 OCEAN DRIVE LOOP	PFEFFER MARK E REVOCABLE TRUST	100	$ 44,900	$ 1,500	$ 46,400	$ 46,400	28,247	6,128	100	$95,458	$10,986	$57,260	$18,943	$71,943	$56,724
G	17717705	979 OCEAN DRIVE LOOP	ABBOTT FINDLAY	100	$ 31,900	$ 1,500	$ 33,400	$ -	29,075	5,310	100	$95,458	$7,908	$58,938	$16,414	$71,943	$56,724
H	17717706	997 OCEAN DRIVE LOOP	HOMER CITY OF	100	$ 2,100	$ -	$ 2,100	$ -	29,977	3,414	100	$95,458	$497	$60,767	$10,553	$71,943	$56,724
I	17717707	1017 OCEAN DRIVE LOOP	HOMER CITY OF	100	$ 2,600	$ -	$ 2,600	$ -	42,759	5,500	100	$95,458	$616	$86,677	$17,001	$71,943	$56,724
J	17717904	3102 LAKE ST	JUMP CHARLENE A	100	$ 106,000	$ 148,300	$ 254,300	$ -	30,555	12,735	100	$95,458	$60,210	$61,939	$39,366	$71,943	$56,724
K	17717903	1065 KRUETH WAY	GOODE LARRY JACK LIVING TRUST	140	$ 111,500	$ 405,100	$ 516,600	$ 516,600	37,135	13,948	100	$133,641	$122,314	$75,277	$43,116	$71,943	$56,724
L	17923036	1103 KRUETH WAY	KING LAWRENCE A	130	$ 96,700	$ 320,700	$ 417,400	$ 417,400	56,319	56,319	100	$124,095	$98,827	$114,165	$174,091	$71,943	$56,724
M	17923026	1121 SEA BREEZE CT	FRANKLIN CAMARRON JAY	75	$ 73,200	$ 181,400	$ 254,600	$ 254,600	17,180	15,890	100	$71,593	$60,281	$34,826	$49,119	$71,943	$56,724
N	17923028	1137 SEA BREEZE CT	LAWER DAVID A	75	$ 94,000	$ 155,200	$ 249,200	$ 249,200	49,008	36,695	100	$71,593	$59,002	$99,345	$113,430	$71,943	$56,724
O	17923029	1143 SEA BREEZE CT	LAWER DAVID A & BETSY		$ 99,100	$ 452,700	$ 551,800	$ 551,800	46,649	28,273	50		$130,648	$94,563	$87,397	$35,971	$56,724
P	17923030		LAWER CHILDRENS TRUST		$ 37,600	$ -	$ 37,600	$ 37,600	13,510	13,510	50		$8,902	$27,386	$41,762	$35,971	$56,724
Q	17923033	1136 SEA BREEZE CT	LAWER SARAH 2012 TRUST		$ 62,800	$ 145,300	$ 208,100	$ 208,100	25,035	25,035	50		$49,271	$50,749	$77,387	$35,971	$56,724
R	17923027	1120 SEA BREEZE CT	LAWER SARAH 2012 TRUST		$ 31,300	$ 1,500	$ 32,800	$ 32,800	15,726	15,726	50		$7,766	$31,878	$48,612	$35,971	$56,724
S	17717807		SCHEFFEL TIM		$ 42,400	$ -	$ 42,400	$ 42,400	21,504	21,504	50		$10,039	$43,591	$66,472	$35,971	$56,724
T	17717808	1054 KRUETH WAY	MATTHEWS KELLY E		$ 38,200	$ 455,100	$ 493,300	$ 443,300	14,294	14,294	50		$116,797	$28,976	$44,185	$35,971	$56,724
U	17717614	3119 LAKE ST	TALBOTT JOSEPH C		$ 58,200	$ 210,700	$ 268,900	$ -	15,539	15,539	50		$63,667	$31,499	$48,034	$35,971	$56,724
V	17717615	1002 OCEAN DRIVE LOOP	JAMES HARRY W		$ 59,100	$ 223,700	$ 282,800	$ -	16,096	16,096	50		$66,958	$32,628	$49,755	$35,971	$56,724
W	17717616	984 OCEAN DRIVE LOOP	SOTELO ED		$ 46,300	$ -	$ 46,300	$ 46,300	30,038	30,038	50		$10,962	$60,891	$92,852	$35,971	$56,724
X	17717610	964 OCEAN DRIVE LOOP	O'CONNOR ABIGAIL		$ 37,900	$ 19,100	$ 57,000	$ 57,000	13,942	13,942	50		$13,496	$28,262	$43,097	$35,971	$56,724
Y	17717611	946 OCEAN DRIVE LOOP	HAAS ANDREW H		$ 37,900	$ 166,900	$ 204,800	$ 154,800	13,942	13,942	50		$48,490	$28,262	$43,097	$35,971	$56,724
Z	17718013	811 OCEAN DRIVE LOOP	RENNER MARTIN		$ 117,300	$ 281,300	$ 398,600	$ 338,600	25,349	20,139	100		$94,375	$51,385	$62,253	$71,943	$56,724
				1,545	$ 1,597,100	$ 4,233,300	$ 5,830,400	$ 4,086,300	702,199	477,109		$ 1,474,824	$ 1,474,824	$ 1,474,824	$ 1,474,824	$ 1,474,824	$ 1,474,824

#3 SEAWALL OVERALL ASSESSMENT ANALYSIS

EST. ARMOR ROCK IMPROVEMENT COST = $1,474,824

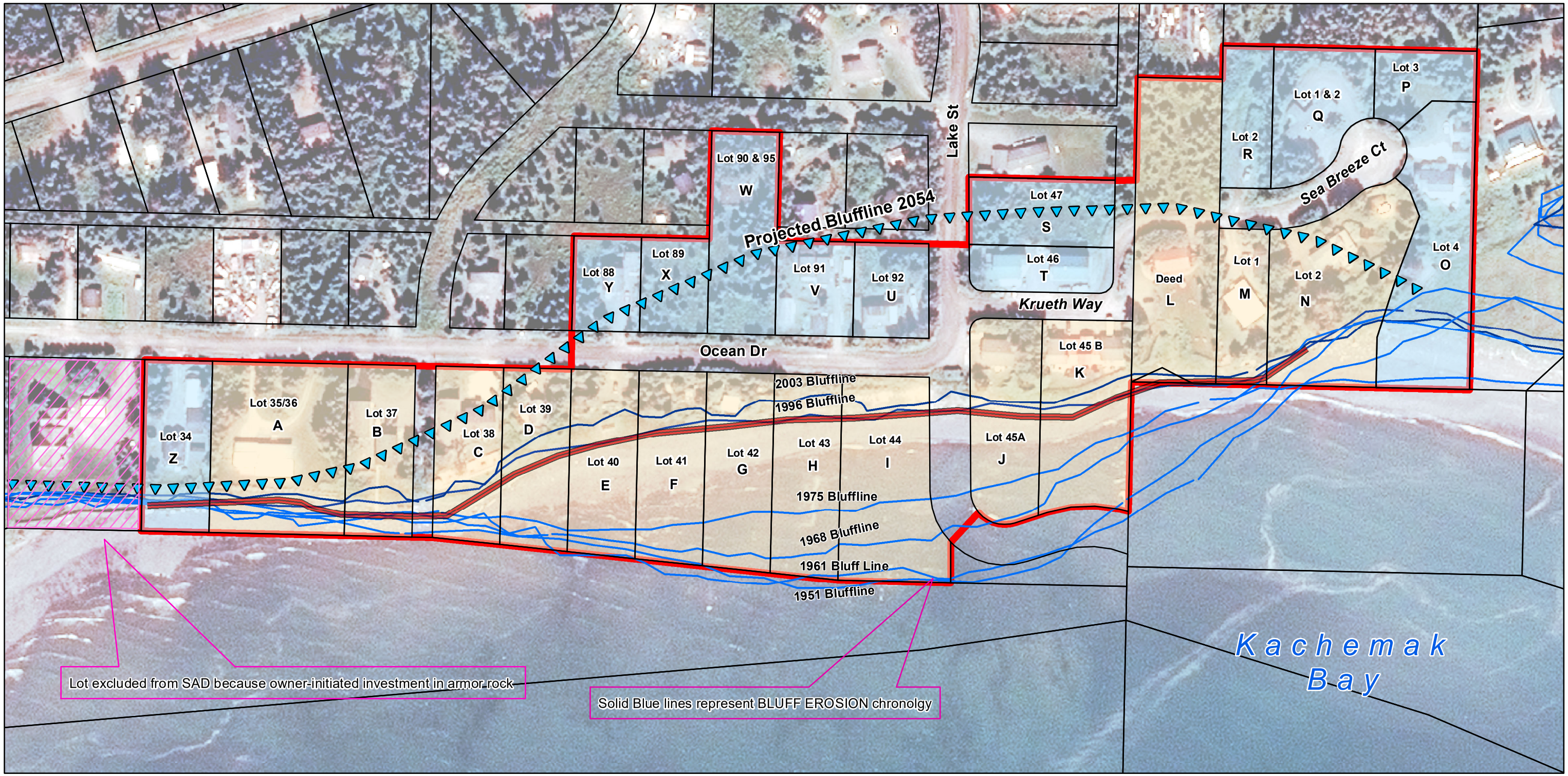
				LOT CHARACTERISTICS				ASSESSMENT SCENARIOS - Equal Share Assessment							
								CURRENT DISTRICT BOUNDARY				POTENTIAL EXPANDED DISTRICT BOUNDARY			
PARCEL ID	KPB PARCEL ID	LOT ADDRESS	OWNER	KPB LAND VALUE	KPB STRUCTURE VALUE	TOTAL ASSESSED VALUE	TAXABLE	TOTALSAD EQUAL SHARE ASSESSMENT (ARMOR ROCK TOE)	ANNUALSAD EQUAL SHARE ASSESSMENT (ARMOR ROCK TOE) 30 YRS @ 2%	ANNUALSSD ASSESSMENT (20 MIL) FOR MAINTENANCE	TOTALANNUAL ASSESSMENT (ROCK + MAINTENANCE)	TOTALSAD EQUAL SHARE ASSESSMENT (ARMOR ROCK TOE)	ANNUALSAD EQUAL SHARE ASSESSMENT (ARMOR ROCK TOE) 30 YRS @ 2%	ANNNUALSSD ASSESSMENT (6 MIL) FOR MAINTENANCE	TOTALANNUAL ASSESSMENT (CONST + MAINTENANCE)
A	17718019	829 OCEAN DRIVE LOOP	NEWBY REVOCABLE TRUST	$ 127,200	$ 325,500	$ 452,700	$ 102,700	$105,345	$4,704	$2,054	$6,758	$56,724	$2,533	$616	$3,149
B	17718016	869 OCEAN DRIVE LOOP	SZAJKOWSKI JOHN J & JANET L	$ 120,900	$ 366,800	$ 487,700	$ 137,700	$105,344.57	$4,704	$2,754	$7,458	$56,724	$2,533	$826	$3,359
C	17717701	895 OCEAN DRIVE LOOP	HUEPER MARILYN	$ 117,000	$ 461,500	$ 578,500	$ 528,500	$105,344.57	$4,704	$10,570	$15,274	$56,724	$2,533	$3,171	$5,704
D	17717702	917 OCEAN DRIVE LOOP	2016 NORMAN W SCHUMACHER REVOCABLE TRUST	$ 64,600	$ 118,900	$ 183,500	$ 183,500	$105,344.57	$4,704	$3,670	$8,374	$56,724	$2,533	$1,101	$3,634
E	17717703	939 OCEAN DRIVE LOOP	IRWIN PATRICK L	$ 53,700	$ 71,900	$ 125,600	$ 75,600	$105,344.57	$4,704	$1,512	$6,216	$56,724	$2,533	$454	$2,986
F	17717704	957 OCEAN DRIVE LOOP	PFEFFER MARK E REVOCABLE TRUST	$ 44,900	$ 1,500	$ 46,400	$ 46,400	$105,344.57	$4,704	$928	$5,632	$56,724	$2,533	$278	$2,811
G	17717705	979 OCEAN DRIVE LOOP	ABBOTT FINDLAY	$ 31,900	$ 1,500	$ 33,400	$ -	$105,345	$4,704	$0	$4,704	$56,724	$2,533	$0	$2,533
H	17717706	997 OCEAN DRIVE LOOP	HOMER CITY OF	$ 2,100	$ -	$ 2,100	$ -	$105,345	$4,704	$0	$4,704	$56,724	$2,533	$0	$2,533
I	17717707	1017 OCEAN DRIVE LOOP	HOMER CITY OF	$ 2,600	$ -	$ 2,600	$ -	$105,345	$4,704	$0	$4,704	$56,724	$2,533	$0	$2,533
J	17717904	3102 LAKE ST	JUMP CHARLENE A	$ 106,000	$ 148,300	$ 254,300	$ -	$105,345	$4,704	$0	$4,704	$56,724	$2,533	$0	$2,533
K	17717903	1065 KRUETH WAY	GOODE LARRY JACK LIVING TRUST	$ 111,500	$ 405,100	$ 516,600	$ 516,600	$105,345	$4,704	$10,332	$15,036	$56,724	$2,533	$3,100	$5,632
L	17923036	1103 KRUETH WAY	KING LAWRENCE A	$ 96,700	$ 320,700	$ 417,400	$ 417,400	$105,345	$4,704	$8,348	$13,052	$56,724	$2,533	$2,504	$5,037
M	17923026	1121 SEA BREEZE CT	FRANKLIN CAMARRON JAY	$ 73,200	$ 181,400	$ 254,600	$ 254,600	$105,345	$4,704	$5,092	$9,796	$56,724	$2,533	$1,528	$4,060
N	17923028	1137 SEA BREEZE CT	LAWER DAVID A	$ 94,000	$ 155,200	$ 249,200	$ 249,200	$105,345	$4,704	$4,984	$9,688	$56,724	$2,533	$1,495	$4,028
O	17923029	1143 SEA BREEZE CT	LAWER DAVID A & BETSY	$ 99,100	$ 452,700	$ 551,800	$ 551,800					$56,724	$2,533	$3,311	$5,844
P	17923030		CUDDY JANE TRUSTEE LAWER CHILDRENS TRUST	$ 37,600	$ -	$ 37,600	$ 37,600					$56,724	$2,533	$226	$2,758
Q	17923033	1136 SEA BREEZE CT	LAWER SARAH 2012 IRREVOCABLE TRUST	$ 62,800	$ 145,300	$ 208,100	$ 208,100					$56,724	$2,533	$1,249	$3,781
R	17923027	1120 SEA BREEZE CT	LAWER SARAH 2012 IRREVOCABLE TRUST	$ 31,300	$ 1,500	$ 32,800	$ 32,800					$56,724	$2,533	$197	$2,730
S	17717807		SCHEFFEL TIM	$ 42,400	$ -	$ 42,400	$ 42,400					$56,724	$2,533	$254	$2,787
T	17717808	1054 KRUETH WAY	MATTHEWS KELLY E	$ 38,200	$ 455,100	$ 493,300	$ 443,300					$56,724	$2,533	$2,660	$5,193
U	17717614	3119 LAKE ST	TALBOTT JOSEPH C	$ 58,200	$ 210,700	$ 268,900	$ -					$56,724	$2,533	$0	$2,533
V	17717615	1002 OCEAN DRIVE LOOP	JAMES HARRY W	$ 59,100	$ 223,700	$ 282,800	$ -					$56,724	$2,533	$0	$2,533
W	17717616	984 OCEAN DRIVE LOOP	SOTELO ED	$ 46,300	$ -	$ 46,300	$ 46,300					$56,724	$2,533	$278	$2,811
X	17717610	964 OCEAN DRIVE LOOP	O'CONNOR ABIGAIL	$ 37,900	$ 19,100	$ 57,000	$ 57,000					$56,724	$2,533	$342	$2,875
Y	17717611	946 OCEAN DRIVE LOOP	HAAS ANDREW H	$ 37,900	$ 166,900	$ 204,800	$ 154,800					$56,724	$2,533	$929	$3,462
Z	17718013	811 OCEAN DRIVE LOOP	RENNER MARTIN	$ 117,300	$ 281,300	$ 398,600	$ 338,600					$56,724	$2,533	$2,032	$4,564
				$ 1,597,100	$ 4,233,300	$ 5,830,400	$ 4,086,300	$1,474,824	$65,851	$50,244		$1,418,100	$65,851	$26,549	

Seawall - Armor Rock Toe Protection
Conceptual Cost Estimate
5/28/2020

Assumptions:
Wall length = 1700 LF
Filter rock (type 2) = 75 lbs to 300 lbs (200 lb average)
Armor Stone (type 3) = 750 lb to 2250 lb (1500 lb average)
Armor Stone (type 4) = 1000 lb to 3000 lb (2000 lb average)
25% of armor rock is type 3; 75% of armor rock is type 4

Item of Work	Quantity	Quantity Unit	Unit Price	Item Cost
Mobilization/Demoblization	1	LS	$20,000	$20,000
Geotextile Fabric	4,722	SY	$6	$28,333
F&I Filter Stone (Type 2)	7,064	Tons	$70	$494,511
F&I Primary Armor Stone (Type 3)	1,704	Tons	$85	$144,821
F&I Primary Armor Stone (Type 4)	6,609	Tons	$105	$693,902

Total Construction	**$1,381,568**
Design	$69,078
Permitting	$10,362
Inspection	$13,816
Total Project Cost	**$1,474,824**



POTENTIAL SEAWALL SPECIAL ASSESSMENT/SERVICE DISTRICT MAP

Legend

- Projected Bluffline 2054
- Seawall - Sheet Pile
- Original Construction LID
- Other Parcels Benefiting
- Potential SAD District Boundary

N

500 250 0 500 Feet

DEPT OF PUBLIC WORKS
March 11, 2020

Disclaimer:
It is expressly understood the City of Homer, its council, board, departments, employees and agents are not responsible for any errors or omissions contained herein, or deductions, interpretations or conclusions drawn therefrom.

Timeline - Seawall Armored Rock Installation

Assumptions: 1) work needs to be complete by November 30, 2020

Task	JUN	JUL	AUG	SEPT	OCT	NOV
Form SAD						
Design						
Permitting						
Financing in Place						
Bidding						
Construction Contract Award						
Quarry Rock						
Construction						

Conclusions: 1) City Council must authorize design start at last meeting in June, form SAD at the first meeting in August, and award the construction contract at the last meeting in August.