

**CITY OF HOMER
HOMER, ALASKA**

City Manager/
Public Works Director

RESOLUTION 26-051

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA
INITIATING THE MALLARD WAY SEWER EXTENSION SPECIAL
ASSESSMENT DISTRICT (SAD) THROUGH THE DEVELOPER
REIMBURSEMENT PROGRAM AND AUTHORIZING THE CITY
MANAGER TO NEGOTIATE AND EXECUTE THE DEVELOPER
REIMBURSEMENT AGREEMENT.

WHEREAS, Mike Arno owns properties on Mallard Way and has made two attempts to
initiate a SAD for a sewer main extension on Mallard Way in accordance with Homer City Code
(HCC)17.02 that have failed due to non-response by property owners in the district to the
petition process; and

WHEREAS, HCC 17.18 provides for the Developer Reimbursed Program that allows a
developer to apply for a resolution from Council to initiate a SAD instead of using the petition
process and Mr. Arno has applied to the City Clerk's office; and

WHEREAS, Mr. Arno will be the developer for this project and will be required to design
and construct the sewer extension in accordance with the City's design standards; and

WHEREAS, The equal area method, as defined in Homer City Code 17.01.010, will be
used in calculating the assessment amount for benefited properties; and

WHEREAS, Upon completion of the project Mr. Arno will be reimbursed for the cost of
the project, apart from the assessments on his lots, in accordance with the reimbursement
program in HCC 17.18 that is enacted at the completion of the project; and

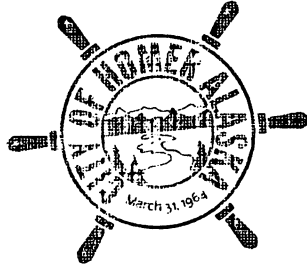
WHEREAS, Deferred assessments will be placed on benefited properties, excluding
Arno's, that will be due upon connection to the utility.

WHEREAS, The Developer Reimbursement Agreement (DRA) requires Council Approval
and is included as Attachment A; and

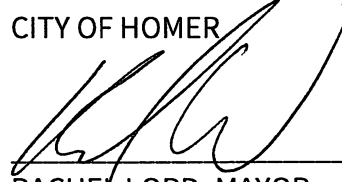
WHEREAS, Pursuant to HCC 17.02.040(a)(1), a resolution initiating a SAD requires a vote
of not less than three-fourths of Council to pass.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska hereby initiates the Mallard Way SAD using the Developer Reimbursement Program and authorizes the City Manager to negotiate and execute the Developer Reimbursement Agreement.

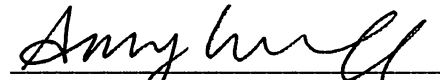
PASSED AND ADOPTED by the Homer City Council this 27th day of July, 2026.



CITY OF HOMER


RACHEL LORD, MAYOR

ATTEST:


AMY WOODRUFF, CITY CLERK

Fiscal note: N/A