



# City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

## Office of the City Clerk

491 East Pioneer Avenue  
Homer, Alaska 99603

[clerk@cityofhomer-ak.gov](mailto:clerk@cityofhomer-ak.gov)

(p) 907-235-3130

(f) 907-235-3143

May 25, 2021

Dear Property Owner,

At their May 24, 2021 Regular Meeting, City Council held a Public Hearing regarding the Tasmania Court Sewer Improvement Special Assessment District (SAD) for city sewer service. More than 50% of the record owners of property filed written objections and at the request of staff, Council postponed action until the June 14, 2021 regular meeting. You are receiving this notice because you are a record owner of real property in the proposed district.

A neighborhood meeting has been scheduled for **Thursday, June 3, 2021 at 5:30 p.m.** to allow Public Works Director Keiser to share information regarding design accommodations and how a "*Principal Forgiveness*" opportunity from the Alaska Department of Environmental Conservation (ADEC) on water projects benefits property owners on the overall costs for the water and sewer projects for Tasmania Court.

To join the Zoom meeting on your computer go to [www.zoom.us](http://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: 967 8230 0080 Password: 898162

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

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

Information from Public Works Director Keiser is included for your review prior to the meeting. After the neighborhood meeting, anyone wishing to withdraw their objections may do so in writing by Sunday, January 13, 2021. You may email, fax or drop off at the City Clerk's Office or put in the drop box outside the City Clerk's lobby entrance downstairs.

Please contact the City Clerk's Office at 235-3130 if you have questions.

Sincerely,

Renee Krause, MMC  
Deputy City Clerk/ADA Coordinator

Enc: Memorandum from Public Works Director and Combined Estimate of Costs for Water & Sewer SAD



# City of Homer

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Public Works

3575 Heath Street  
Homer, AK 99603

[publicworks@cityofhomer-ak.gov](mailto:publicworks@cityofhomer-ak.gov)

(p) 907- 235-3170

(f) 907-235-3145

## Memorandum

TO: The Tasmania Court Neighborhood  
FROM: Janette Keiser, Director of Public Works  
DATE: May 24, 2021  
SUBJECT: Updated Information about proposed water and sewer assessment districts

Since the last Neighborhood Meeting about the proposed Sewer Assessment District, much has happened.

1. The sewer main extension going north from Tasmania Court to the intersection of Shellfish has been eliminated. This reduces the cost of the sewer project and thus, reduces the assessments.
2. The costs assume each sewer service line will be installed from the main to the house. Typically, the assessment district installs the service line from the main to the curb box at the property line and the property owner is responsible for taking it from the curb box to the home. However, in your neighborhood, we will need to work around your existing septic tanks as well as properly decommission the existing tanks. It occurs to me this work would be best done by the City's contractor, to ensure it is done consistently. I have added this cost to the assessment.
3. The cost of the 12-inch water main, which will serve a future water storage tank, planned to be installed on Shellfish, has not been included in the assessment. This will be the City's cost.
4. The AK Dept. of Environmental Conservation notified us the Tasmania Court Water Project qualifies for grant funding in the amount of \$122,822. This special program is only available for drinking water projects, so similar funding is not available for the sewer project. However, it reduces your assessment for the water project by almost 50%.
5. We have recomputed the Estimated Assessment Roll based on these developments. The new calculations show the estimated assessment for each property for water and sewer, including the cost of the on-site connection for the sewer service, would be \$155 per month.
6. If you wish to proceed with the water and sewer project, you need to withdraw your objection. In order for the project to move forward, we need to have objections from no more than 51% of the property owners. At this point, City code does not allow the water project to proceed without the sewer project.

Concept Cost Estimate - Gravity Serves All

**TASMANIA COURT SEWER IMPROVEMENT**

2/5/2020

	quantity	unit	unit price	cost
Mobilization	1	LS	\$9,500	\$9,500
Clearing/Grubbing	1	LS	\$1,900	\$1,900
8" Ductile Iron Main	980	LF	\$85	\$83,300
6" Ductile Iron Main	335	LF	\$80	\$26,800
Sanitary Sewer Manhole	2	EA	\$6,500	\$13,000
Sanitary Sewer Clean out	3	EA	\$3,500	\$10,500
4" sewer service	11	EA	\$1,900	\$20,900
Connect to Existing	1	EA	\$750	\$750
Type II Gravel	200	CY	\$30	\$6,000
Pipe Bedding	75	CY	\$27	\$2,025
Seeding	25	MSF	\$70	\$1,750
Construction Survey	1	LS	\$4,500	\$4,500
SWPP Plan	1	LS	\$1,800	\$1,800
Geotextile Fabric	400	SY	\$8	\$3,200
Exist. Utility Protection	1	LS	\$4,500	\$4,500

\$190,425

Construction	\$190,425
Design (8%)	\$15,234
Inspection (3%)	\$5,713
City Administration (5%)	\$9,379
Contengency (5%)	<u>\$9,521</u>
<b>Total Project Cost</b>	<b>\$230,272</b>
Property Owner Share	\$172,704
City (HAWSP) Share	\$57,568

Legal Description/Owner		SAD Cost	On-Site Cost	Estimated Cost Sewer	Estimated Cost Water with ADEC grant	Estimated Cost Sewer and Water, including sewer service
Barnett's S Slope Subd Lot 2, Blk 2	Evans	\$ 15,700	\$ 4,500	\$ 20,200	\$ 10,267	\$ 30,467
Barnett's S Slope Subd Lot 4, Blk 2	Evans	\$ 15,700	\$ 4,500	\$ 20,200	\$ 10,267	\$ 30,467
Crandall Addn No 2 Lot 5-A-1	Crandall	\$ 15,700	\$ 4,500	\$ 20,200	\$ 10,267	\$ 30,467
Crandall Addn No 2 Lot 6-A-1	Crandall	\$ 15,700	\$ 4,500	\$ 20,200	\$ 10,267	\$ 30,467
Barnett's S Slope Subd Lot 11, Blk 1	Sjostedt	\$ 15,700	\$ 4,500	\$ 20,200	\$ 10,267	\$ 30,467
Barnett's S Slope Subd Lot 12, Blk 1	Marley	\$ 15,700	\$ 4,500	\$ 20,200	\$ 10,267	\$ 30,467
Barnett's S Slope Subd Lot 13, Blk 1	Marley	\$ 15,700	\$ 4,500	\$ 20,200	\$ 10,267	\$ 30,467
Barnett's S Slope Subd Lot 14, Blk 1	O'Neill	\$ 15,700	\$ 4,500	\$ 20,200	\$ 10,267	\$ 30,467
Barnett's S Slope Subd Lot 15, Blk 1	Fell	\$ 15,700	\$ 4,500	\$ 20,200	\$ 10,267	\$ 30,467
Fell Addn Lot 16-A	Fell	\$ 15,700	\$ 4,500	\$ 20,200	\$ 10,267	\$ 30,467
Barnett's S Slope Subd Lot 17, Blk 1	Sumption	\$ 15,700	\$ 4,500	\$ 20,200	\$ 10,267	\$ 30,467
		\$ 172,704	\$ 49,500	\$ 222,204	\$ 112,937	

with 20 years financing, interest rate 2%  
estimated annual payments (equal  
share) =

\$ 960 \$80/month \$ 1,863 \$155/month