



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

June 8, 2021

Dear Property Owner:

A petition for the Sterling Highway Water and Sewer Special Assessment District resulted in sufficient interest. Per Homer City Code, a neighborhood meeting has been scheduled for **Tuesday, June 29, 2021 at 5:30 p.m.** to hear more information on the improvement plan, its boundaries, and the estimated costs. Enclosed is the proposed improvement plan for your review prior to the meeting. Public Works staff will be available at the neighborhood meeting to answer questions on the proposed project, so please plan to attend.

The neighborhood meeting will be held virtually via Zoom from Homer City Hall at 491 E. Pioneer Avenue. To attend, go to www.zoom.us and select "Join a Meeting". From there, follow the prompts to enter the meeting ID and password (see below). If you prefer to participate by phone only, you may dial any of the numbers listed and enter the same meeting ID and password. The meeting will open at 5:20 p.m. so attendees will have time to log in and test their audio/camera before the start time.

Meeting ID: 912 2630 9363

Password: 012482

To participate by phone (US Toll-free): (888) 788-0099 or (877) 853-5247

If you'd like the meeting information emailed to you, or you have any other questions, please contact me at rtussey@ci.homer.ak.us or the City Clerk's Office at 235-3130.

Sincerely,

Rachel Tussey, CMC
Deputy City Clerk

Encl. Preliminary Assessment Roll
Water & Sewer Project Cost Estimates
Proposed SAD Improvement Plan/Boundary Map

**CITY OF HOMER, ALASKA
PRELIMINARY ASSESSMENT ROLL**

District Name: **Sterling Highway Water & Sewer Special Assessment District**

Preparation Date: **June 8, 2021**

Districts shall be assessed 75% property owner share of the project. Benefitted property owners will be required to pay that portion of the cost through the formation of a Special Assessment District, which can be paid in annual installments over the course of 20 years at 1.5% interest.

Combined Estimated Costs for Water/Sewer SAD:	\$516,032	(Water \$250,292 / Sewer \$265,740)
Portion paid by Property Owners:	\$129,008	(Water \$187,719 / Sewer \$199,305)
Portion paid by Homer Accelerated Water & Sewer Program (HAWSP):	\$387,024	(Water \$62,573 / Sewer \$66,435)

	PROPERTY OWNER NAME & ADDRESS	LEGAL DESCRIPTION & PARCEL NUMBER	ESTIMATED PROPERTY OWNER SHARE OF ASSESSMENT	ESTIMATED ANNUAL ASSESSMENT W/ INTEREST
1.	CAMPBELL NOEL W REVOCABLE TRUST 146 N MOUNT VERNON AVE PRESCOTT AZ 86301-3210	KPB #17508235 T 6S R 14W SEC 24 Seward Meridian HM 0840059 KACHEMAK RIVIERA SUB TRACT A	Water: \$46,929.75 Sewer: \$49,826.25	Water: \$2,734 Sewer: \$2,902
2.	METZ KRISTIN R METZ BRIAN D 1355 STERLING HWY HOMER AK 99603-8351	KPB #17508236 T 6S R 14W SEC 24 Seward Meridian HM 0990016 MUTCH TRACTS 1998 ADDN TRACT B-1	Water: \$46,929.75 Sewer: \$49,826.25	Water: \$2,734 Sewer: \$2,902
3.	CHERAMY LESLIE ESSENWANGER PO BOX 2100 CRESTLINE CA 92325-2100	KPB #17508237 T 6S R 14W SEC 24 Seward Meridian HM 0990016 MUTCH TRACTS 1998 ADDN TRACT B-2	Water: \$46,929.75 Sewer: \$49,826.25	Water: \$2,734 Sewer: \$2,902
4.	CAMPBELL NOEL W REVOCABLE TRUST 146 N MOUNT VERNON AVE PRESCOTT AZ 86301-3210	KPB # 17508229 T 6S R 14W SEC 24 Seward Meridian HM THAT PORTION OF GOVT LOT 3 BEGINNING AT TH E 1/16 CORNER OF SEC 24 TH PROCEEDING WEST 250.00 FT TO THE WEST LINE OF TRACT B OF THE VERN & BERNADINE MUTCH 1981 DEED OF RECORD BOUNDARY SURVEY TH NORTH ALON G SAID WEST LINE 140.00 FT TO THE SOUTH ROW LINE OF TH E STERLING HWY & THE POB TH NORTHWESTERLY ALONG THE STERLING HWY ROW 416.84 FT TO THE EAST LINE OF TRACT A OF THE VERN & BERNADINE MUTCH 1981 DEED OF RECORD BOUNDARY SURVEY TH SOUTH ALO NG SAID EAST LINE TO THE MEANDER OF THE HIGH TIDE LINE OF THE BEACH TH SOUTHEAST	Water: \$46,929.75 Sewer: \$49,826.25	Water: \$2,734 Sewer: \$2,902

Concept Cost Estimate
STERLING HIGHWAY SEWER SAD
 5/4/2021

Construction Cost

	quantity	unit	unit price	cost
Mobilization	1	LS	\$4,500	\$4,500
Clearing/Grubbing	1	LS	\$3,000	\$3,000
8" Ductile Iron Main	1400	LF	\$85	\$119,000
Sanitary Sewer Manhole	6	EA	\$6,500	\$39,000
Sanitary Sewer Clean out	1	EA	\$3,500	\$3,500
4" sewer service	4	EA	\$1,900	\$7,600
Connect to Existing	1	EA	\$1,000	\$1,000
Type II Gravel	150	CY	\$30	\$4,500
Pipe Bedding	75	CY	\$27	\$2,025
Seeding	75	1000SF	\$125	\$9,375
Construction Survey	1	LS	\$4,500	\$4,500
SWPP Plan	1	LS	\$4,000	\$4,000
Exist. Utility Protection	1	LS	\$4,000	\$4,000

\$206,000

Construction	\$206,000
Design (10%)	\$20,600
Permitting (2%)	\$4,120
Inspection (4%)	\$8,240
City Administration (3%)	\$6,180
Contengency (10%)	\$20,600

Total Project Cost **\$265,740** per LF = \$190

Property Owner Share **\$199,305**
City (HAWSP) Share **\$66,435**

20 year loan @ 1.5%
 annual assessment = \$2,902
 (equal share - 4 lots)

Concept Cost Estimate

STERLING HIGHWAY WATER SAD

5/5/2021

Construction Cost

	quantity	unit	unit price	cost
Mobilization	1	LS	\$4,500	\$4,500
Clearing/Grubbing	1	LS	\$3,000	\$3,000
8" HDPE Main	1500	LF	\$80	\$120,000
8" Valve	2	EA	\$5,500	\$11,000
Connect to Existing	1	EA	\$2,400	\$2,400
Fire Hydrant	3	EA	\$7,000	\$21,000
1" Water Service	4	EA	\$1,100	\$4,400
Type II Gravel	150	CY	\$30	\$4,500
Pipe Bedding	50	CY	\$27	\$1,350
Topsoil/Seeding	75	1000SF	\$125	\$9,375
Implement SWPPP	1	EA	\$4,000	\$4,000
Exist. Utility Protection	1	LS	\$4,500	\$4,500
Construction Survey	1	LS	\$4,000	\$4,000

\$194,025

Construction	\$194,025
Design (10%)	\$19,403
Permitting (2%)	\$3,881
Inspection (4%)	\$7,761
City Administration (3%)	\$5,821
Contingency (10%)	\$19,403

Total Project Cost \$250,292

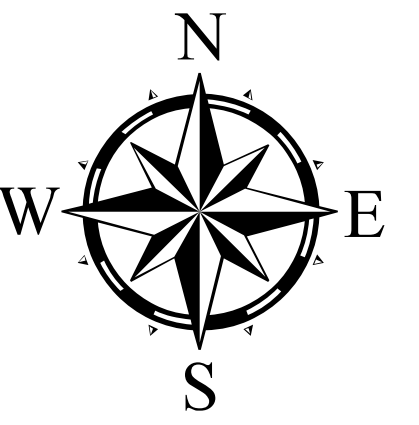
per LF = \$167

Property Owner Share \$187,719

City (HAWSP) Share \$62,573

20 year loan @ 1.5%
 annual assessment = \$2,734
 (equal share - 4 lots)

1 inch = 100 feet



**STERLING HIGHWAY WATER/SEWER
SPECIAL ASSESSMENT DISTRICT
PROPOSED DISTRICT BOUNDARY MAP**

