



# City of Homer

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

491 East Pioneer Avenue  
Homer, Alaska 99603

(p) 907-235-8121  
(f) 907-235-3140

## Memorandum

TO: Mayor Castner and Homer City Council  
FROM: Rick Abboud, Interim City Manager  
DATE: August 5, 2020  
SUBJECT: City Manager's Report for August 10 City Council Meeting

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### **Administrative Flexibility**

Per Finance Director Walton, the intent of council to add flexibility to the appropriations in the proposed CARES Act Ord 20-45 meets the general framework of accounting standards and this flexibility should pose no concern during our annual audit. That being said, we are in uncharted territories and the future is unknown. The financial guidelines could change by the time we are working on the 2020 audit. Administration will be in consultation with Finance on how best to apply COVID-19 expenses to the CARES Act disbursements given this feedback from BDO.

### **Cloth Face Mask Use in City Facilities**

Please see the enclosed memo concerning the requirement that cloth face masks be used in City facilities. Councilmembers should have been provided masks in their inboxes at the Clerk's Office and the EOC/Department Heads have been distributing masks to their team members. Please let me know if you are in need of a cloth face mask. The issuance of this memo does not mean all City facilities are reopening but instead is a preparatory measure for if that day comes and COVID-19 is still present in our community. So far, City services have been provided to the public with limited to no interruption and staff have still been able to effectively meet the needs of our constituents with little to no risk. Port and Harbor has retrofitted its lobby at the Harbormaster's Office to potentially allow for foot traffic so as to more continentally serve the 900 or so customers who will need to renew their stall leases. Safety Officer Berry is working with Harbormaster Hawkins to address safety concerns and more information will be provided regarding this opening on the Port and Harbor website. The Library has been requiring the use of face masks by patrons for some time and providing masks to those who do not have one available.

### **Proposed Uses of Water and Sewer Depreciation Reserve Account Funds**

Public Works Director Keiser has identified maintenance and equipment needs in order to rehabilitate and upgrade the City's water and sewer systems. These critical infrastructure needs have either been deferred or are recommendations made by staff and are found in the 2006 Water and Sewer Master Plan. Director Keiser plans to bring before Council two documents for adoption: a Water Capital Improvement Plan and a Sewer Capital Improvement Plan. These documents will demonstrate the current and future needs specifically for the City's water and sewer systems and will be adopted as part of the City's budget cycle. Through the most recent Council retreat, Council identified "Water and Sewer policy" and "Reserve Funding (water and sewer)" as the top two Policy Focused priorities. The documents associated with these priorities are enclosed for reference.

### **New Police Station Move, Virtual Tour**

In order for HPD to move into the new police station, Motorola must first set up Dispatch's equipment. Chief Robl worked out a date for the move with Motorola, which will occur the week of September 21<sup>st</sup>. There may be a need that requires the use of the new jail before then however. HPD has been very busy lately and had the jail overflowing last week. HPD has enough camera online in the new jail that they will be able to use the cells if needed with a staff member present on site while a cell is occupied. Once staff are fully moved into the building, HPD will work on providing the public with a virtual tour of the building that can be hosted through a platform like HPD'S Facebook. The hope is the video will also be able to provide educational messaging on the green design components that went into the building's construction. In the future once the COVID-19 pandemic has subsided, HPD can host an in-person facility tour of the new police station then.

### **Teshio Art Display at Homer Public Library**

As reported in the January 27, 2020 Manager's Report, the City Manager's office had reached out to Library Director Berry to see if the generous, ornate gifts provided by the City of Teshio could be put on display. Per Library Director Berry, there is the option to host the objects for three months in the fireplace lounge as part of the Art in the Library exhibit, which normally features the work of local artists on a rotating basis. As the library has limited use as a result of COVID-19, this effort will be delayed until more patrons can access the space.

### **Small Works Drainage Improvement Program**

The City Council authorized the creation of a Small Works Drainage Improvement Program, funded by the HART-Roads Fund. The purpose of this Program was to enable Public Works to purchase materials necessary to make small, but critical repairs, to the City's storm drain system as well as cross culverts. For example, so far, Public Works has replaced seven storm drain laterals on the Main Street Storm Drain Line, comprising 185 LF of heavily eroded corrugated pipe, and plans to do eight more installations, comprising another 370 LF, in August.

### **Main Street Sidewalk Project**

Through Ordinance 20-32, City Council authorized Public Works to proceed with the design of the Main Street Sidewalk Project for a Total Project Cost for this phase of the work of \$98,000. So far Public Works has executed a contract for the design work with HDL Engineering Consultants, LLC, in the amount of \$47,480, as well as a contract for the survey work with Ability Surveys, in the amount of \$9,950.

### **Tsunami Warning 7.21.20**

What would have been regarded as a major event in the past has become a familiar exercise that occurred without major fanfare. The EOC was set up in response and we were very successful in getting an estimated 90% plus response to the evacuation quickly initiated by the Police Department. We continue to learn lessons to apply to future events and I am particularly pleased with the staff who were/are currently involved with the COVID-19 emergency and then responded to the tsunami warning. Things went smoothly while going down the depth chart of personnel in the incident command team.

#### Enclosures:

1. August Employee Anniversaries
2. Council Retreat Documents regarding "Water and Sewer policy" and "Reserve Funding (water and sewer)"
3. SBERG Update as of August 3, 2020
4. July 20, 2020 CM Memo regarding the Use of Cloth Face Coverings in City of Homer Facilities

5. July 30, 2020 Lt. Governor Meyer Letter regarding Hosting 2024 Arctic Winter Games
6. Memorandum from City Engineer Re: Seawall Tiered Benefit Explanation



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(p) 907-235-8121 x2222

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## Memorandum

TO: MAYOR CASTNER AND CITY COUNCIL  
FROM: Andrea Browning  
DATE: August 10, 2020  
SUBJECT: August Employee Anniversaries

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I would like to take the time to thank the following employees for the dedication, commitment and service they have provided the City and taxpayers of Homer over the years.

<b>Dan Gardner,</b>	<b>Public Works</b>	<b>29</b>	<b>Years</b>
<b>Carey Meyer,</b>	<b>Public Works</b>	<b>21</b>	<b>Years</b>
<b>Joe Inglis,</b>	<b>Public Works</b>	<b>9</b>	<b>Years</b>
<b>Eve Dickmann,</b>	<b>Police</b>	<b>8</b>	<b>Years</b>
<b>Staci LaPlante,</b>	<b>Public Works</b>	<b>6</b>	<b>Years</b>
<b>Shawn Krause</b>	<b>Public Works</b>	<b>1</b>	<b>Year</b>
<b>Kellen Stock</b>	<b>Police</b>	<b>1</b>	<b>Year</b>

**Medium, Policy Focus-1<sup>st</sup> priority**

City of Homer Council-Initiated 2020 Priorities

*Water and Sewer Policy*

Champions: Lord, Aderhold

Council-Initiated Proposals Submitted at Retreat:

- Strategic plan for the water/sewer utility, including smart use of HAWSP (Lord)

## COUNCIL-INITIATED PROPOSAL

### CITY OF HOMER ALASKA

A proposal is a brief summary of your council-initiated project that can be used to introduce a project to the City Manager, Mayor, and Homer City Council. It serves as a tool for clarifying ideas, scoping the project, and communicating about the benefits of this project with council and administration. Please complete this proposal form by tabbing through the table and submit to the City Manager.

<b>Title of Proposed Project</b> (descriptive title)	<b>Strategic plan for the water/sewer utility, including smart use of HAWSP</b>
<b>Date + Champion</b> (date and who is submitting)	1/6/2020 Rachel Lord
<b>Type of Project</b> (e.g., capital/physical, policy, program, design/engineering, plan/study)	Plan & Policy
<b>Conceptual Goal of Project</b> (one sentence of benefits to City/Homer citizens)	A strategic examination of our water and sewer system to provide a roadmap for expansion and operations that work to reduce rates and provide excellent service, while establishing guidelines and policies for HAWSP projects that benefit the taxpayers and ratepayers.
<b>Needs Statement</b> (why does the community need this?)	Homer's water and sewer system is expensive. The extensive infrastructure coupled with a relatively low population density results in high rates to cover the cost of operations. In order to benefit all customers to the highest amount possible, Council should prioritize strategically examining the water/sewer system to look at opportunities, costs, and benefits to expansion, incentivizing infill, long-term maintenance costs, and other relevant issues facing the utility.
<b>Proposed Outcomes</b> (tangible, concrete, specific end results)	A policy that re-opens HAWSP, taking into account the overall system; policy suggestions for incentivizing infill; a reserve policy for the utility; a map of the City with goals for expanding services over time in a way that doesn't negatively impact rates.
<b>Activities Scope</b> (which steps are needed to complete project?)	Possible Task Force, or series of Council work sessions to ask questions/discuss. RFP for a consultant? Establish funding sources for planning work. Use policy questions raised in 2016 re: HAWSP to begin Council-level discussions again, ask what would be "ideal" utility rates

	(help with business recruitment, housing costs, etc), how do different scenarios pencil out using our current rate formula (i.e. with different levels of infill, with system expansion, with both infill & expansion, with increased consumption), how are utility reserves utilized, what big projects are on the horizon and how will they possibly be funded, how might climate change & increased summer drought potential possibly impact water storage at the reservoir? Etc.
<b>City Resources</b> (preliminary estimate of resources needed)	Water/Sewer and Finance staff time, \$\$
<b>Size Category (estimate)</b> (large, medium, small)	Large

## City of Homer Council-Initiated 2020 Priorities

### *Reserve Funding (Water and Sewer)*

Champions: Castner and Lord

#### Council-Initiated Proposals Submitted at Retreat:

- Responsibility of the water and sewer customers in funding an unsubstantiated tariff increase to fund a reserve that has no established guidelines for expenditures (Castner)
- Fund Policies (Lord)
- Establish a well founded, responsible, attainable, and sustainable reserve (Smith)



Mayor Castner

In 2020 I would like to get resolution on the responsibility of the water and sewer customers in funding an unsubstantiated tariff increase to fund a reserve that has no established guidelines for expenditures.

## COUNCIL-INITIATED PROPOSAL

### CITY OF HOMER ALASKA

A proposal is a brief summary of your council-initiated project that can be used to introduce a project to the City Manager, Mayor, and Homer City Council. It serves as a tool for clarifying ideas, scoping the project, and communicating about the benefits of this project with council and administration. Please complete this proposal form by tabbing through the table and submit to the City Manager.

<b>Title of Proposed Project</b> (descriptive title)	<b>Fund Policies</b>
<b>Date + Champion</b> (date and who is submitting)	1/6/2020 Rachel Lord
<b>Type of Project</b> (e.g., capital/physical, policy, program, design/engineering, plan/study)	Policy
<b>Conceptual Goal of Project</b> (one sentence of benefits to City/Homer citizens)	Establish policies surrounding fund balance, CARMA, CIP, and reserve accounts vetted by the community and established in code.
<b>Needs Statement</b> (why does the community need this?)	In 2019, the Mayor led Council and staff towards not only a 2-year budget but also a reorganization of City accounts. Additionally, ongoing questions exist regarding the appropriate size and use of different reserve accounts. While some work has happened (primarily with the GF fund balance), there are still many outstanding policy questions for Council to address. Having publically vetted sideboards to the City's financial pots of money is critical for a transparent and responsible government.
<b>Proposed Outcomes</b> (tangible, concrete, specific end results)	Policies surrounding the following accounts, which outline the purpose, any specific restrictions or requirements of that account, and the target floor/ceiling amounts in each: GF CARMA, GF CIP, GF Reserves, Utility Reserve, Port/Harbor Reserve,
<b>Activities Scope</b> (which steps are needed to complete project?)	Summaries of each pot of money, how it's currently used, how much is in it, possible history of its balance brought to Council along with a suite of questions to work through on each? A series of worksessions for Council to plug through, with Port & Harbor Commission input on the Harbor

	accounts, followed by Ordinances (or a single ordinance?) introduced for public hearing(s) before a final vote(s) and codification prior to our FY2022-24 budget cycle.
<b>City Resources</b> (preliminary estimate of resources needed)	Finance, City Managers office, Public Works Director (W/S), Port & Harbor Director
<b>Size Category (estimate)</b> (large, medium, small)	Large

Establish a well founded, responsible, attainable, and sustainable reserve.

- This needs to be resolved.
- The city's residents have an expectation that we maximize the utility of their tax dollars to the benefit of the community at large. Reasonable reserve ceilings/floors must be established as to not create any “dead money” or create conditions unfavorable to providing acceptable service standards.



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## Memorandum

TO: Mayor Castner and Homer City Council  
FROM: Rick Abboud, Interim City Manager  
DATE: August 5, 2020  
SUBJECT: Small Business Economic Relief Program (SBERG) Program Update -8/3/20

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The City Manager's office is currently reviewing 12 appeals made to the SBERG program.

The below information is provided by Jody Mastey, CARES Act Local Implementation Manager.

As of August 3, 2020:

### **281 TOTAL APPLICATIONS**

202 online

79 paper

### **126 TOTAL APPROVED APPLICATIONS - \$378,000 TOTAL GRANTS AWARDED**

07.06.20 68 applications have been approved and turned into the Finance Department

07.13.20 58 applications have been approved and turned into the Finance Department

07.20.20 38 applications have been approved and turned into the Finance Department

07.27.20 36 applications have been approved and turned into the Finance Department

08.03.20 31 applications have been approved and turned into the Finance Department

\$693,000 TOTAL GRANTS AWARDED

### **14 APPLICATIONS PENDING**

Reasons pending: Not on KPB list of registered businesses (3); Charter Boat Business - Claims slip for Physical address on Application and Business License records business outside City Limits (2); W9's need current date, signed or provided with application (3); General Questions on Application (3); Not on KPB list of registered businesses but provided filing with "Request to pre-file No Sales tax" box checked (2); Business License records business outside City Limits (4)

### **21 APPLICATIONS DENIED**

Reasons denied: Reports non-taxable sales to KPB (5); Not on KPB registered business lists (3); New business (1); Business part of larger organization outside City limits (1); Outside City limits (7)

### **15 APPLICATIONS VOIDED**

Voids due to duplicate application or incorrect information on application

**NOTES:**

Resolution 20-070 provided further insight to the council's intent with regards to physical location of business.

**APPEALS PROCESS**

Denied applicants were notified about the appeals process.

**BUSINESS WHO ARE NOT ON THE KENAI PENINSULA BOROUGH PROVIDED LIST**

It is Ms. Mastey's understanding that businesses who are actively working with the Borough regarding sales tax collection should be eligible for the SBERG Grant. She currently does not have a method of verifying this information. It would be helpful to have a contact person with the KPB sales tax division to verify provided sales tax reports from businesses or authorization to accept and approve any business who provides documentation.

**NEED TO VERIFY**

- 1) Businesses who state they collect sales but report yearly. New business starting in 1st quarter of 2020 will have collected sales tax but will not file till 4th quarter 2020
- 2) Businesses who claim they are working with the Borough and do not need to collect or report sales tax
- 3) Business who provide documents with non-taxable sales with request to "pre-file no sales"
- 4) Business who physically located in Homer City Limits but only collect Borough sales tax

**RESCINDING AWARDED GRANTS**

Is there a process for rescinding awarded SBERG Grants. An applicant who applied for SBERG on 07.02 before he went out fishing, qualified, was approved and cashed the check. Now he is back from fishing and is looking into State of Alaska CARES Act options and realized he might have disqualified his business from other CARES Act funding.

**REISSUING CHECKS**

5 checks were resubmitted for reissue.



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(f) 907-235-3148

### Memorandum

TO: Department Heads  
FROM: Rick Abboud, Interim City Manager *RA*  
DATE: July 29, 2020  
SUBJECT: Use of Cloth Face Coverings in City of Homer Facilities

The City of Homer has a Declaration of a Local Emergency in place in response to the COVID-19 pandemic. COVID-19 is a respiratory disease that can result in serious illness or death and is easily transmittable person to person. The Center for Disease Control and the State of Alaska (Health Alert 10) recommend everyone wear a cloth face covering when in a public setting where other social distancing measures are difficult to maintain, especially in areas of significant community-based transmission. Homer and the Southern Kenai Peninsula were identified by State Epidemiology as community-based transmission hot spots in June.

Masks and face coverings help prevent the spread of the virus by containing respiratory droplets that transmit the virus. Masks are especially important since many people can be contagious when not exhibiting symptoms and unknowingly transmit the disease to others.

The City Manager has the authority to require the use of cloth face coverings (that cover an individual's nose and mouth). To protect the health of City employees and the public during this time of heightened community transmission, the use of cloth face coverings is required in all indoor facilities owned by the City. I will work with Department Heads to identify and conspicuously post notices for those public facilities or areas of public facilities in which people are required to wear a cloth face covering. For members of the public who cannot afford or cannot locate a face covering, the City shall make a face covering available to them. Any person who chooses not to comply with this requirement or who has been denied a City service because of this requirement may contact the Manager's Office and seek a reasonable accommodation such as meeting outside or interacting with City staff over the phone or computer. A person violating this requirement is prohibited from entering, occupying, or remaining in the indoor City of Homer facility or area of an indoor facility. City employees, when stationary at their desks, are not required to wear a cloth face covering unless approached by another person unable to maintain a six foot distance. City employees are required to wear a cloth face covering when moving through the facility, or when stationary in common areas of indoor City facilities yet are unable to maintain a six foot distance from other employees. Departments must provide employees with at minimum one cloth face mask covering.

Exceptions to this requirement include:

- (a) Any child aged two years or less;
- (b) Any child aged 12 years or less unless a parent or guardian supervise the use of the face covering;

- (c) Any individual who has a physical disability that prevents wearing or removing of a face covering;
- (d) Any individual who is deaf and uses facial and mouth movements to communicate;
- (e) Any individual who has been advised by a medical professional that wearing a face covering may pose an unreasonable risk; and
- (f) Any individual who has trouble breathing or is otherwise unable to remove a face covering without assistance.
- (g) During a special circumstance/event when wearing a face mask in a City facility may not be feasible (ie. in-person voting, recreational activities) as determined by the City Manager.

This requirement will remain in place until the City of Homer's Emergency Operations Center and Incident Command Team deem it unnecessary to wear cloth face coverings in public settings.

In addition to wearing a cloth face covering over the nose and mouth, other effective ways to flatten the COVID-19 curve include:

- Washing your hands often with soap and water; if not available, use hand sanitizer.
- Avoid touching your eyes, nose, or mouth with unwashed hands.
- Clean high touch surfaces frequently.
- Avoid contact with people who are sick; keep a physical distance of 6 feet from non-household members when out in public.
- If you're sick, stay home and avoid close contact with others and cover your mouth and nose with a tissue or sleeve when coughing or sneezing.

Please, if you feel sick or have a sudden onset of a new symptom, even if mild, go home or stay home and get a COVID-19 test. In addition to face masks, this is an important measure to protect our workplaces from COVID-19 spread.





Lieutenant Governor Kevin Meyer  
STATE OF ALASKA

July 30, 2020

Rick Abboud  
City Manager  
City of Homer  
Homer City Hall  
491 East Pioneer Ave  
Homer, AK 99603

**2024 Arctic Winter Games – Alaska Hosting**

Dear Mr. Abboud,

The State of Alaska is scheduled to host the Arctic Winter Games in March of 2024. As the premier multi-sport and cultural event for youth across the circumpolar world, the Arctic Winter Games International Committee is now in a position to begin the host site bid selection process. Accordingly, we are asking interested communities to submit an ‘Expression of Interest to Host’ no later than September 10, 2020. Letters are to be submitted to:

Lt. Governor Kevin Meyer  
550 West 7<sup>th</sup> Avenue, Suite 1700  
Anchorage, AK., 99501

Each community expressing an interest in bidding will then be invited to an information/planning session, either in person or by virtual meeting hosted by the AWGIC. Following that session, the interested communities will be required to submit a formal bid package, by November 30, 2020, prepared in accordance with the attached Bid Manual.

Bid packages are to be submitted electronically to the President of the AWGIC and the Operations Coordinator to [dlandry@arcticwintergames.org](mailto:dlandry@arcticwintergames.org), (emailed, OneDrive or other shared media). Once received, the International Committee reviews the bids, visits the communities if necessary, and selects a host site.

- Information Session for interested communities to be held Mid-September 2020;
- Bids submitted and received by the Arctic Winter Games International Committee by November 30, 2020;
- International Committee Directors will do site selection tour of bidding communities in January or February of 2021, if required.
- Successful bidder and selected hosting community for the 2024 Games formally announced in March 2021.

Further details on hosting an Arctic Winter Games can be found in the Staging Manual available on the International Committee website ([www.arcticwintergames.org](http://www.arcticwintergames.org)). Questions may be directed to the AWGIC Operations Coordinator at [dlandry@arcticwintergames.org](mailto:dlandry@arcticwintergames.org).

Both Arctic Winter Games International Committee Alaska directors, are also available to answer questions:

Mr. John Rodda, Vice President/Treasurer of the AWGIC by email at [johnawg@gmail.com](mailto:johnawg@gmail.com) or by telephone at 907-317-7436.

And Mr. John Estle by email at [sportalaska@gci.net](mailto:sportalaska@gci.net).

Sincerely,

A handwritten signature in black ink that reads "Kevin Meyer". The signature is written in a cursive style with a long horizontal stroke at the end.

Kevin Meyer  
Lieutenant Governor  
State of Alaska

Attachment: Bid Manual

cc: AWGIC Directors via [dlandry@arcticwintergames.org](mailto:dlandry@arcticwintergames.org)



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Public Works

3575 Heath Street  
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(p) 907- 235-3170

(f) 907-235-3145

## Memorandum

TO: Rick Abboud, Acting City Manager

THRU: Janette Keiser, Public Works Director

FROM: Carey Meyer, City Engineer

DATE: August 5, 2020

SUBJECT: **Proposed Seawall SAD  
Tiered Benefit Calculation Explanation**

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On July 23, a neighborhood meeting was held to introduce the property owners (who potentially benefitted from the proposed seawall armor rock improvement) to the SAD creation process, listen to concerns, and answer questions. Much of the discussion focused on how to fairly spread the cost of the improvements across the benefitted lots.

Public Works has recommended an assessment methodology, but it is the City Council that will decide what is fair.

As a result of the meeting, the City Clerk prepared a preliminary assessment roll, with estimated assessments for each potentially benefitted lot, based on the recommendations of the Public Works Department. Public Works recommends the use of the “Tiered Benefit” method. This method allows for lots not directly behind the seawall to be assessed based on their level of benefit.

This memo and the map and table attached documents how the assessments were estimated by Public Works for the preliminary assessment role.

**The Map** shows the bluff line in 2020 and the projected bluff line in 2054. We acknowledge that the projected bluff line (and the erosion rates it is based on) cannot be completely verified and are subject to criticism. No one can tell us what the world will look like in 30 years. Warming climate, sea level rise, major earthquakes, etc. can dramatically increase or decrease erosion rates. The projected 2054 bluff line (as determined by the 2004 Coastal Erosion Study, prepared by the Kachemak Bay Research Reserve) represents the best “science” available to us.

The bluff line “contours” were plotted (between the 2020 and 2054 bluff lines) to show their locations in approximately 7 year increments. Using this map, it was determined when lots not directly behind the seawall would be impacted by erosion and when they begin to receive benefit from the wall and the proposed improvements.

Lots O, P, Q, and R (at the end of Sea Breeze Court) begin to receive benefit when erosion starts to affect Krueth Way (see pink dot labeled "R"). The only access to lots O, P, Q, and R is via Krueth Way. Water and sewer mains in Krueth Way provide service to these lots. Based on the erosion rate contours, benefit begins in 2035. In the 34-year period between 2020 and 2054, these lots benefit 19 of the 34 years. 19 divided by 34 equals 56% benefit.

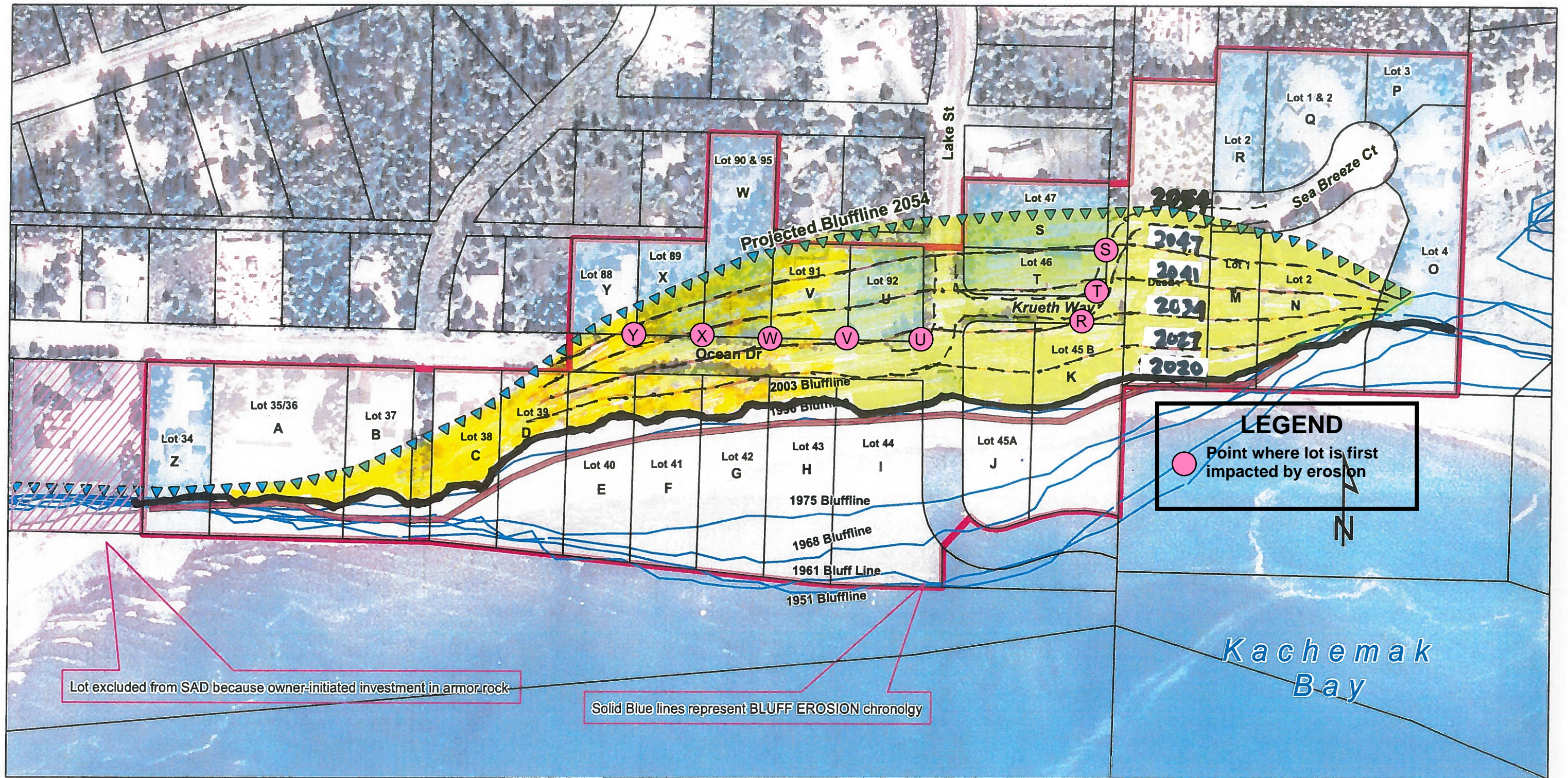
Lots S, T, U, V, W, X, and Y (all the other lots not directly behind the seawall) were evaluated in the same way (see pink dots) and the year in which benefit begins was established and the percent benefit was calculated.

**The Table** attached documents these calculations and estimates the total assessment amount and the average annual payment (based on a 30 year, 1.5 % financing) for all benefitted lots.

Two other lots deserve further discussion. At the bottom of the table are Lots Z and AA.

Regarding Lot Z, Public Works recommends that this lot (previously removed from the current Special Service Area (SSA) be included in the SAD/SSA, but at less than 100 % benefit. The map suggested that of all the lots directly behind the seawall, Lot Z benefits the least. On the other hand, there is benefit; the lot to the west recently placed armor rock to eliminate erosion that was occurring. We established the percent benefit for this lot at 21% (the lowest rate paid by those lots not immediately behind the seawall).

Regarding Lot AA, Public Works recommends that an equivalent of a lot be created within the assessment methodology to represent the City right-of-way directly behind the seawall. This right-of-way is the 60' wide Lake Street right-of-way (between Lots I and J) and the 30' wide pedestrian access corridor (between lots B and C).



Lot excluded from SAD because owner-initiated investment in armor rock

Solid Blue lines represent BLUFF EROSION chronology

**LEGEND**

● Point where lot is first impacted by erosion

N

**Legend**

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

**POTENTIAL SEAWALL  
SPECIAL ASSESSMENT DISTRICT (SAD)/  
SPECIAL SERVICE AREA (SSA) MAP**



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.

**ESTIMATED ASSESSMENTS - PROPOSED SEAWALL SPECIAL ASSESSMENT DISTRICT (SAD) - ARMORED TOE IMPROVEMENT**

ARMOR ROCK IMPROVEMENT COST = \$1,474,824

**ASSUMPTIONS:**

- 1) Properties receiving an assessment are shown on the proposed assessment district boundary map. (the equivalent of 27 lots).
- 2) Assessments are prorated, based on the period of time (between 2020 and 2054) that each lot benefits from the improvement (as the result of projected erosion rates).
- 3) City obtains a ADEC/EPA loan (1.5%, 30 years)

PARCEL ID	KPB PARCEL_ID	LOT ADDRESS	OWNER	% TIERED BENEFIT	YEAR FIRST EROSION IMPACT	YEARS OF IMPACT (Between 2020-2054)	ESTIMATED ASSESSMENT	ESTIMATED AVERAGE ANNUAL PAYMENT
							TIERED BENEFIT	1.5% INTEREST
A	17718019	829 OCEAN DRIVE LOOP	NEWBY REVOCABLE TRUST	100	2020	34	\$71,248	\$2,967
B	17718016	869 OCEAN DRIVE LOOP	SZAJKOWSKI JOHN J & JANET L	100	2020	34	\$71,248	\$2,967
C	17717701	895 OCEAN DRIVE LOOP	HUEPER MARILYN	100	2020	34	\$71,248	\$2,967
D	17717702	917 OCEAN DRIVE LOOP	NORMAN W SCHUMACHER TRUST	100	2020	34	\$71,248	\$2,967
E	17717703	939 OCEAN DRIVE LOOP	IRWIN PATRICK L	100	2020	34	\$71,248	\$2,967
F	17717704	957 OCEAN DRIVE LOOP	PFEFFER MARK E REVOCABLE TRUST	100	2020	34	\$71,248	\$2,967
G	17717705	979 OCEAN DRIVE LOOP	ABBOTT FINDLAY	100	2020	34	\$71,248	\$2,967
H	17717706	997 OCEAN DRIVE LOOP	HOMER CITY OF	100	2020	34	\$71,248	\$2,967
I	17717707	1017 OCEAN DRIVE LOOP	HOMER CITY OF	100	2020	34	\$71,248	\$2,967
J	17717904	3102 LAKE ST	JUMP CHARLENE A	100	2020	34	\$71,248	\$2,967
K	17717903	1065 KRUETH WAY	GOODE LARRY JACK LIVING TRUST	100	2020	34	\$71,248	\$2,967
L	17923036	1103 KRUETH WAY	KING LAWRENCE A	100	2020	34	\$71,248	\$2,967
M	17923026	1121 SEA BREEZE CT	FRANKLIN CAMARRON JAY	100	2020	34	\$71,248	\$2,967
N	17923028	1137 SEA BREEZE CT	LAWER DAVID A	100	2020	34	\$71,248	\$2,967
O	17923029	1143 SEA BREEZE CT	LAWER DAVID A & BETSY	56	2035	19	\$39,899	\$1,661
P	17923030		LAWER CHILDRENS TRUST	56	2035	19	\$39,899	\$1,661
Q	17923033	1136 SEA BREEZE CT	LAWER SARAH 2012 TRUST	56	2035	19	\$39,899	\$1,661
R	17923027	1120 SEA BREEZE CT	LAWER SARAH 2012 TRUST	56	2035	19	\$39,899	\$1,661
S	17717807		SCHEFFEL TIM	27	2045	9	\$19,237	\$801
T	17717808	1054 KRUETH WAY	MATTHEWS KELLY E	47	2038	16	\$33,486	\$1,394
U	17717614	3119 LAKE ST	TALBOTT JOSEPH C	71	2030	24	\$50,586	\$2,106
V	17717615	1002 OCEAN DRIVE LOOP	JAMES HARRY W	56	2035	19	\$39,899	\$1,661
W	17717616	984 OCEAN DRIVE LOOP	SOTELO ED	50	2037	17	\$35,624	\$1,483
X	17717610	964 OCEAN DRIVE LOOP	O'CONNOR ABIGAIL	41	2040	14	\$29,211	\$1,216
Y	17717611	946 OCEAN DRIVE LOOP	HAAS ANDREW H	27	2045	9	\$19,237	\$801
Z	17718013	811 OCEAN DRIVE LOOP	RENNER MARTIN	27	2045	9	\$19,237	\$801
AA		RIGHT-OF-WAY/EASEMENT	CITY OF HOMER	100	100	34	\$71,248	\$2,967
							\$1,474,824	\$58,445