



City of Homer

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Memorandum

Agenda Changes/Supplemental Packet

TO: MAYOR CASTNER AND HOMER CITY COUNCIL
FROM: MELISSA JACOBSEN, MMC, CITY CLERK
DATE: JULY 10, 2019
SUBJECT: SUPPLEMENTAL PACKET

Memorandum from Public Works Director Re: Explanation for In Lieu of Assessment Provisions



City of Homer

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Public Works

3575 Heath Street
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Memorandum

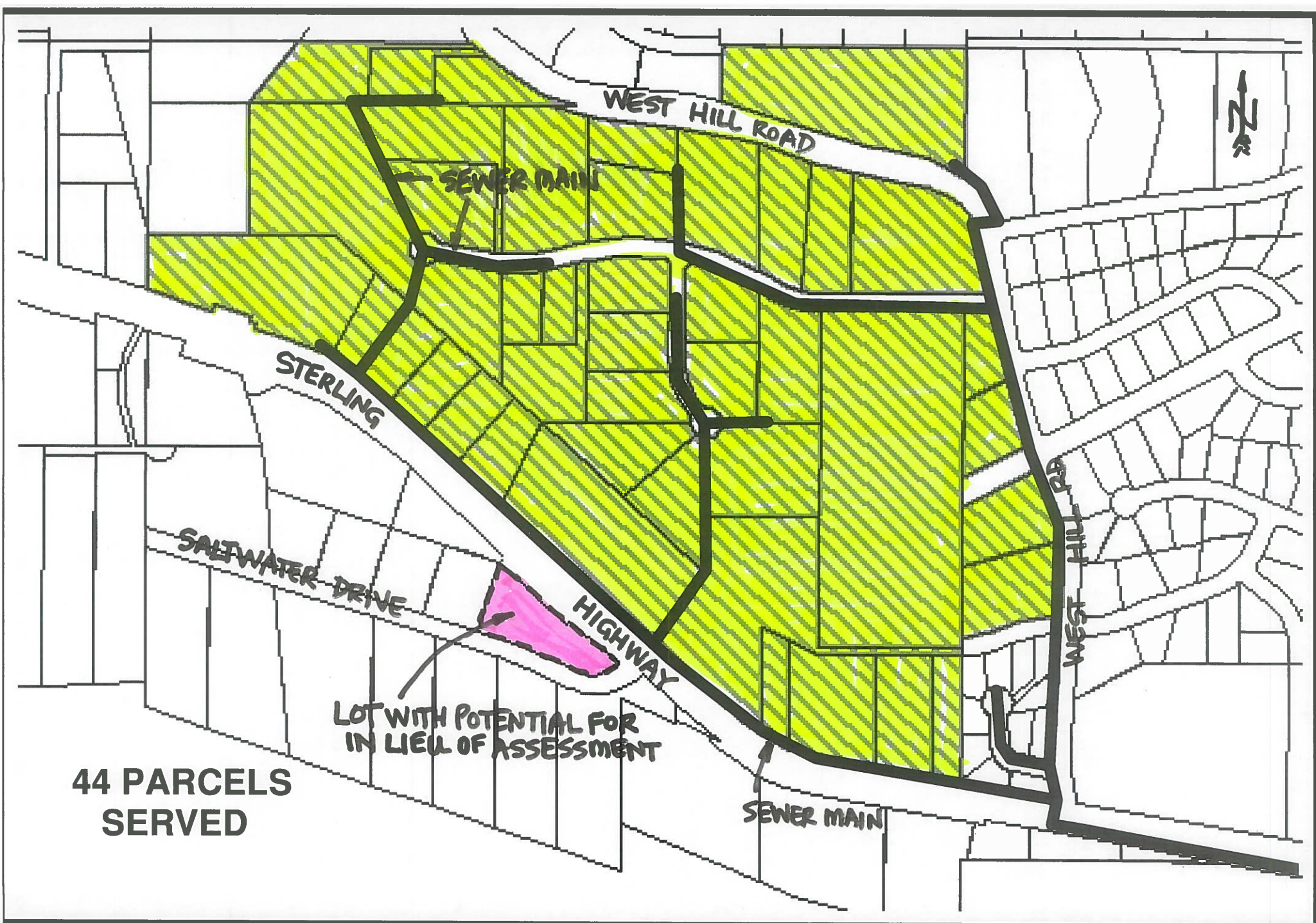
TO: Katie Koester, City Manager
FROM: Carey Meyer, Public Works Director
DATE: July 3, 2019
SUBJECT: **Proposed HCC – Title 17 Revisions
Explanation for In Lieu of Assessment Provisions**

To provide you and the City Council with an explanation for what an “In Lieu of Assessment” is and why the Finance and Public Works Departments support the inclusion of the proposed language in Homer City Code; presented below is an example of how In lieu of Assessments might work and have been used in the past.

In a normal special assessment district, all lots that benefit from the extension of water and sewer mains are included in the assessment district. A lot benefits when the main is extended across the entire frontage of the lot. Every once in a while, this is not the case.

Attached is a map showing the boundaries of the Hillside Acres Sewer Assessment District (completed in 2006) and the sewer mains extended as part of that project. A sewer main was installed along the north side of the Sterling Highway. The lots on the south side of the highway were excluded from the assessment district because the cost of extending services across the highway was significantly higher than other lots in the district and a future Saltwater Drive district was expected to provide service south of the highway in a more cost effective manner.

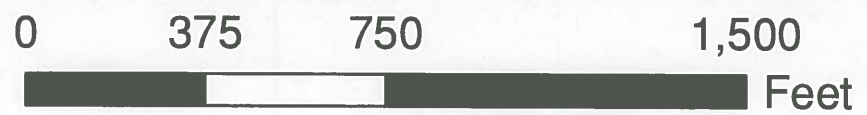
An unusual situation for sure, but this is an example of a lot outside of an assessment district that could benefit from connecting to the project. We have had discussions with potential property owners along the south side of the highway about getting sewer service from the improvements constructed as part of the Hillside Acres project and having language in Homer City Code that speaks to these types of situations is beneficial to staff and affected property owners.



**44 PARCELS
SERVED**

**LOT WITH POTENTIAL FOR
IN LIEU OF ASSESSMENT**

SEWER MAIN



**HILLSIDE ACRES
SEWER LID**