



City of Homer

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Public Works

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Memorandum 20-149

TO: Mayor Castner and City Council
THROUGH: Rob Dumouchel, City Manager
FROM: Janette Keiser, Director of Public Works
DATE: September 22, 2020
SUBJECT: Property owned by Heather and Martin Renner on Ocean Loop Drive

I. Issue:

The property owned by Heather and Martin Renner on Ocean Loop Drive has been included in the proposed Special Assessment District for the Homer Seawall Revetment Project. They have already acquired armor rock for their property and it is in the best interests of the Special Assessment District that the City acquire this rock, incorporate it into the project and compensate the Renner's accordingly.

II. Background:

Heather and Martin Renner reside at 811 Ocean Drive Loop, Homer, Alaska, aka KPB Parcel 177180013. This property has been included in the boundary for the Special Assessment District that is proposed for the Homer Seawall Revetment Project. The existing seawall fronts the Renner's property.

They recognized the danger of erosion to their property and purchased armor rock, with the goal of placing it in front of their portion of the seawall. They incurred considerable expense to do this. But, their efforts at self-help were obfuscated by the Corps of Engineers, which took the position that only the City, as the permit-holder, was authorized to take actions affecting the seawall. As a result, the armor rock the Renner's purchased was dumped in front of their property, but has not yet been properly placed. When the special assessment district was formed for the purpose of maintaining the existing seawall, the Renner's asked to be excluded from this district and the City Council accepted their arguments and did so exclude them.

It is necessary for the armor rock revetment that is placed against the seawall be consistent along its entire length. For this reason, the City asked the Renner's if they would consent to being part of the new special assessment district. The Renner's have agreed, so long as they are compensated for the value of the rock they have already purchased and the City agrees to place the rock the Renner's have purchased on the Renner property.

The City Engineer has evaluated the subject rock and found it to be suitable for the purpose of incorporating it into the new armor rock revetment. We propose to give the Renner's a credit, for the value of this rock and related materials, against the value of their assessment.

III. Action Recommended:

That the City Council pass the proposed ordinance, in which the City agrees to

(1) compensate the Renner's for the value of their rock and related materials by a credit of no more than \$36,000, against the Renner's future assessment; and

(2) require the City's contractor to place the Renner's rock on the Renner's property.