



City of Homer

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MEMORANDUM 21-139

TO: MAYOR CASTNER AND HOMER CITY COUNCIL

FROM: MELISSA JACOBSEN, MMC, CITY CLERK

DATE: AUGUST 4, 2021

SUBJECT: BUNNELL AVENUE/CHARLES WAY WATER & SEWER SAD EQUAL SHARES

Council initiated a water and sewer special assessment district in the Bunnell Avenue/Charles Way area with Resolution 21-030.

A neighborhood meeting was held on May 27, 2021 by Zoom. Property owners were mailed a notice of the meeting that included copies of proposed district boundaries, proposed design, estimated cost and property assessments, and time period for financing the assessment. The information provided to property owners in the cost estimations included three methodologies: equal shares, frontage foot, and benefitted area. Seven property owners attended the meeting.

Following the neighborhood meeting, Clerk's office staff prepared the mail out with the public hearing notice and notice of right to object. The equal shares methodology was used in the preliminary assessment roll that was included with the notice based on the code language in 17.02.040 (3) that reads, "The Public Works Director shall use the equal area method in calculating the assessment amount unless another method is specified in the improvement plan."

Because the deadline to submit written objections doesn't close until the day before the public hearing per HCC 17.02.050 (d), Resolution 21-056 and 21-057 have been provided in the packet. Staff isn't able to determine if there is sufficient interest to proceed with the district until the objection period closes. HCC 17.02.050 (c) directs that at the noticed date and time, Council shall hold a public hearing and shall adopt a resolution approving the assessment if Council finds, via resolution, that the improvement is necessary and benefits the properties that will be assessed. Council must also approve the proposed improvement plan. The resolution shall contain a description of the improvement, the estimated cost of the improvement, the percentage of the cost to be assessed against the properties in the district, and a description of the properties to be assessed.

The estimated costs differ between what was provided for the neighborhood meeting and what was provided as backup to Resolution 21-057.

Attachments:

Neighborhood Meeting Notice Packet
Notice of Public Hearing and Right to Object Packet
HCC 17.02.040 and 17.02.050