



# City of Homer

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

Office of the City Clerk

491 East Pioneer Avenue  
Homer, Alaska 99603

[clerk@cityofhomer-ak.gov](mailto:clerk@cityofhomer-ak.gov)

(p) 907-235-3130

(f) 907-235-3143

## Memorandum 22-025

TO: MAYOR CASTNER AND HOMER CITY COUNCIL  
FROM: MELISSA JACOBSEN, MMC, CITY CLERK  
DATE: FEBRUARY 4, 2022  
SUBJECT: ORDINANCE 22-11, HYBRID ASSESSMENT METHODOLOGY

---

Public Works Director Keiser has proposed a hybrid methodology that uses the benefitted area method for some properties and equal shares method for others in the Charles Way/Bunnell Avenue Water and Sewer Special Assessment District (SAD).

There are currently three methodologies that have been approved by ordinance and are included in Homer City Code 17.01 General Provisions under definitions, they are benefitted area method, equal area method, and front foot method.

Alaska Statutes 29.46 Special Assessments provides for municipalities to prescribe procedures relating to creating special assessment districts, making local improvements, levying and collecting assessments, and financing improvements.

If Council is in support of the Public Works Director having the discretion to propose a hybrid method that uses a combination of methodologies in preparing the SAD improvement plan, then it is necessary to adopt an ordinance to update Homer City Code accordingly.

City Council will still be responsible for adopting a resolution creating a SAD if they find the improvement is necessary and benefits the properties that will be assessed. The resolution will include, among other things, approving the proposed assessment methodology.

**Recommendation:** Consider Ordinance 22-11 for adoption.