

Ordinance 25-07, An Ordinance of the City Council of Homer, Alaska Amending the FY25 Capital Budget by Appropriating \$67,480.81 from the Homer Accelerated Water and Sewer Program (HAWSP) for the Purpose of Reimbursing Seven Property Owners in the Bunnell Ave/Charles Way Special Assessment District for the Cost of E-One Lift Stations.

**Item Type:** Backup Memorandum

**Prepared For:** Mayor Lord and Homer City Council

**Date:** January 30, 2025

**From:** Melissa Jacobsen, City Manager

At the January 27, 2025 meeting Council requested information explaining the assessment methodology used to assess property owners in the Charles Way/Bunnell Ave Special Assessment District (SAD).

The benefitted area methodology was initially proposed in Resolution 21-057 by former Public Works Director Keiser for this SAD and at the December 13, 2021 regular council meeting property owners in the district spoke out against the methodology. After substitutions and several postponements, Resolution 21-057(S-2) failed on March 14, 2022.

In the time between December 13, 2021 and March 14, 2022 meetings, Ms. Keiser proposed a hybrid methodology that would use both equal shares and benefitted methods for assessing this SAD. Council adopted Ordinance 22-11(S)(A) and amended Title 17 to include a definition of hybrid methodology to make this a legal option. "Hybrid method" means an assessment method allocating costs between lots in a district using a combination of methods defined in this chapter.

In addition, there is language in Title 17 definitions defining developable land. Developable land is "land that, in the discretion of the Public Works Director, can be reasonably developed for uses permitted within the property's zoning district". Using this language, Ms. Keiser created a developable area of the benefitted area methodology, and notified property owners in the SAD that this developable land methodology would be used to assess properties in the district. A chart in the attachments shows the breakdown of developable land computations.

Resolution 22-017(A) was adopted on March 14, 2022 and approved the hybrid methodology using equal shares and benefitted area methods, and limiting the benefitted area to the developable area.

Backup Memorandum CC-25-059

City Council January 30, 2025

Following that, Resolution 22-023, correcting dollar amounts, was adopted March 29, 2023 and superseded Resolution 22-017(A).

The reimbursements identified in Ordinance 25-07 uses the methodology described above to calculate the amounts for the reimbursements to property owners.

There is the question of whether this is an appropriate way to "make it right" for those properties who did not receive the benefit of the E-One lift stations. Staff struggled with the notion of what's fair and equitable because there doesn't seem to be an easy answer. The lift stations couldn't be installed on properties without structures because that would limit future ability to improve the property and the lift stations shouldn't sit unused over the winter months.

## **RECOMMENDATION:** Options Council could consider-

- Adopt Ordinance 25-07 as is.
- Remove the City's reimbursement amount and disperse it among the other owners who did not receive the lift stations.
- Postpone Ordinance 25-07 and
  - Ask staff to recalculate a more equitable reimbursement based on the actual benefit other property owners received, and
  - Determine a timeline and method for holding these reimbursement funds, and criteria to reimburse property owners when they develop their property.

## **Attachments:**

- Memorandum dated January 6, 2022 from Public Works Director Keiser to property owners in the Bunnell Road/Charles Way Neighborhood
- Resolution 22-023 and attachments



## Office of the City Clerk

491 East Pioneer Avenue Homer, Alaska 99603

clerk@cityofhomer-ak.gov (p) 907-235-3130 (f) 907-235-3143

January 11, 2022

Dear Property Owner,

The Charles Way/Bunnell Avenue Water and Sewer Special Assessment District (SAD) has been amended to use a Developable Area methodology and reduce the size of the improvement district.

Enclosed with this letter you will find a memorandum from Public Works Director Jan Keiser explaining the changes, an updated Estimated Project Costs for both the water and sewer, and an updated preliminary assessment roll.

A resolution to acknowledge the sufficiency of the Charles Way/Bunnell Avenue Water and Sewer SAD and approving the improvement plan, estimated cost of improvement, and assessment methodology will be before Council at their regular meeting on January 24, 2022. The meeting begins at 6:00 p.m. and will be conducted in person at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska, and virtually by Zoom Webinar ID: 205 093 973 and Passcode: 610853.

A notice of public hearing and right to object was mailed to property owners in the Charles Way/Bunnell Avenue Water and Sewer SAD on June 3, 2021 and a public hearing was held on August 9, 2021. City Council postponed action on this matter to allow Public Works to address the concerns raised by property owners, postponed a second time to allow for noticing property owners of the updated district boundaries, methodology, and estimated assessment amounts and then postponed a third time at the request of the Public Works Director (Memorandum 21-190) to allow additional time for further review of the proposed project.

If the proposed methodology is accepted by City Council at their January 24, 2022 Regular Meeting a Notice of Objection packet will be distributed to all property owners on the amended Preliminary Assessment Roll.

The City Council Agenda Packet and copies of the resolution and supporting documents will be posted on the City of Homer website by the end of day, Thursday, January 20, 2022.

Please feel free to contact the City Clerk's Office at the number or email shown above if you have questions.

Respectfully,

Renee Krause, MMC Deputy City Clerk

Enc: Memorandum from Public Works Director dated January 6, 2022

Estimated Construction Costs for water and Sewer

Estimated Property Owner Developable Area Methodology Spreadsheet Amended Preliminary Assessment Roll Developable Area Method 01/11/22





Public Works 3575 Heath Street Homer, AK 99603

publicworks@cityofhomer-ak.gov (p) 907- 235-3170 (f) 907-235-3145

## Memorandum

TO: Property Owners in Bunnell Road/Charles Way Neighborhood

FROM: Janette Keiser, PE, Director of Public Works

DATE: January 6, 2022

SUBJECT: Update – Charles Way /Bunnell Ave Water & Sewer Special Assessment Districts

**Purpose of Memorandum:** The City Council, at their regular meeting of December 13, 2021, postponed action on Resolution 21-057(S), acknowledging the sufficiency of the Bunnell Avenue/Charles Way Water and Sewer Improvement Special Assessment Districts. This was done at my request so we could re-evaluate the method of assessment. The purpose of this Memorandum is to report on the re-evaluation.

**Method of Assessment**. I looked for a better way of spreading the assessments around the neighborhood. My first strategy was to look at what it would cost if we brought the water and sewer lines to Bishop's Beach Park as a capital project and then allowed property owners, on their own, to connect to the new mains after they were installed. This is actually the cheapest option for the City, because, under this option, the City is responsible for the least amount of pipe, etc. The estimated cost of this option, to the City, is \$126,000. The City's involvement as a property owner participant, under the Benefited Area method, including both the City's share of the assessment and the contribution through HAWSP, is \$317,634. If you include the ADEC grant of \$225,690, the City's monetary contribution is even higher – \$543,324. So, using the Special Assessment District process and including the City as a property owner participant is the most economical way, from the perspective of the private land owners, to bring City water and sewer to the neighborhood.

Further, since Bishop's Beach Park is the largest parcel in the neighborhood, the "Benefitted Area" method of assessment is the best way to assess the Park for the full value of benefit received; that is, the Benefitted Area of the Park is the full acreage of the Park.

My second strategy was to consider only the "Developable Area" of the Benefitted Area. This is a method of computation allowed under the Homer City Code, which I overlooked in my earlier research until it was brought to my attention by Mr. & Mrs. Vann. For the 7500 SF lots, for all practical purposes, the Developable Area is the same as the lot size, so the proposed assessment doesn't change much. For the City, the Developable Area of Bishop's Beach Park is the entire parcel, so the proposed assessment increases.

The City's GIS Technician computed the Developable Area of the lot owned by the Vann Revocable Trust at 19,970 SF, considering the current location of the bluff and the 20 foot building setback on Charles Way. This is less than the Developable Area computed by the Vanns' surveyor – 22,149 SF. This significantly reduces the Vann's assessment to a number that is less than the number originally proposed in early 2021.

The new assessment computations are based on the Developable Area.

## Concept Cost Estimate

## BUNNELL/CHARLES WAY SAD WATER IMPROVEMENT

2/23/2021

## **Construction Cost**

	quantity	unit	u	nit price	cost
Mobilization	1	LS	\$	50,000	\$ 50,000
Clearing/Grubbing	1	LS	\$	1,900	\$ 1,900
8" HDPE Main	2100	LF	\$	90	\$ 189,000
8" Valve	8	EA	\$	5,000	\$ 40,000
Fire Hydrant	2	EA	\$	7,500	\$ 15,000
1" water service	21	EA	\$	1,750	\$ 36,750
Connect to Existing	2	EA	\$	1,750	\$ 3,500
Type II Gravel	1000	CY	\$	30	\$ 30,000
Pipe Bedding	100	CY	\$	27	\$ 2,700
Traffic Control	1	LS	\$	10,000	\$ 10,000
Seeding	200	MSF	\$	70	\$ 14,000
Construction Survey	1	LS	\$	10,000	\$ 10,000
SWPP Plan	1	LS	\$	5,000	\$ 5,000
Geotextile Fabric	1000	SY	\$	8	\$ 8,000
Utility Relocation/protection	1	LS	\$	15,000	\$ 15,000

\$ 430,850

Construction	\$	430,850
Design (10%)	\$	43,085
Inspection (4%)	\$	17,234
City Administration (3%)	\$	12,926
Contingency (5%)	\$	21,543
Subtotal Project Cost	\$	525,637
Less: ADEC Principal Forgiveness	\$	225,690
Total Project Cost	\$	299,947
Property Owner Share	\$	224,960
City (HAWSP) Share	Ś	74,987

## BUNNELL/CHARLES WAY SAD SEWER IMPROVEMENT 11/15/2021

Property Owner Share City (HAWSP) Share	Total Project Cost	Contengency (5%)	City Administration (5%)	Inspection (3%)	Design (8%)	Construction	Exist. Utility Protection	Geotextile Fabric	SWPP Plan	Construction Survey	Traffic Control	Connect to Existing	Furnish & Install E-One Lift Station to existing building	Furnish & Install Pressure Sewer Service Stubout	Sanitary Sewer Manhole	Furnish & Install 2" HDPE SDR 11 Pipe	Directional drill 2" HDPE (material separate)	Furnish & Install Flushing Valve	Mobilization		Construction Cost
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313,666 104,555	418,221	17,623	9,379	10,574	28,196	352,450	0	0	0	0	0	1	15	17	1	1180	1180	З	1	quantity	
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							\$	\$	\$	\$	\$	\$	\$	❖	\$	\$	\$	Ş	\$	un	
							4,500	∞	ı	ı	1	750	12,000	4,000	15,000	10	55	4,000	ı	unit price	
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						352,450	· ·	'	'	-	-	750	180,000	68,000	15,000	11,800	64,900	12,000	-	cost	
							0	0	0	0	0	Ы	1	2	ב	550	550	2	0	Reduced area quantity	
							LS	SY	ΕA	ΕA	ΕA	ΕA	ΕA	ΕA	ΕA	듀	듞	ΕA	LS	Reduced area unit	•
	\$ 96,195	\$ 3,975	\$ 3,975	\$ 2,385	\$ 6,360	\$ 79,500	٠ '	<b>⊹</b>	<b>₹</b>	<b>⊹</b>	<b>⊹</b>	\$ 750	\$ 12,000	\$ 8,000	15,000	\$ 5,500	\$ 30,250	\$ 8,000	<b>.</b>	Reduced area cost	

\$224,960 \$74,987 Property Owner Share City (HAWSP) Share

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Benefitted Estimated Assessment Based Area* on Developable Area Method	\$4,977	\$4,977	\$4,977	\$4,977	\$4,977	\$4,977	\$9,955	\$4,977	\$4,977	\$4,977	\$4,977	\$4,977	\$4,977	\$4,977	\$4,977	\$4,977	\$100,025	\$27,065	\$13,253	\$224,960
Benefitted Area*	7500	7500	7500	7500	7500	7500	15000	7500	7500	7500	7500	7500	7500	7500	7500	7500	150718	40782	19970	338970
Lot Area (SF)	7500	7500	7500	7500	7500	7500	15000	7500	7500	7500	7500	7500	7500	7500	7500	7500	150718	108464	54450	441132
Frontage (ft)	20	20	20	20	20	20	100	20	20	20	20	20	20	20	20	20	464	200	400	1944
Owner	Dam Revocable Trust	Guetschow	Logan	Long	Connolly	Lindsey/Savidge	Johnson	Larson/Raupp	Baugher	Baugher	Vernon	Vernon	Logan IRA LLC	Logan IRA LLC	Hillstrand	Hillstrand	City of Homer	Johnson	Vann Revocable Trust	
KPB Parcel ID #	17716418	17716417	17716416	17716415	17716414	17716444	17716452	17716439	17716438	17716437	17716435	17716434	17716433	17716432	17716431	17716430	17714010	17714009	17714008	
Legal Description	WR Benson Subd Amended, Lot 154	WR Benson Subd Amended, Lot 153	WR Benson Subd Amended, Lot 152	WR Benson Subd Amended, Lot 151	WR Benson Subd Amended, Lot 150	WR Benson Subd Amended, Lot 162	WR Benson Subd, 2008 Replat, Lot 165-A	WR Benson Subd Amended, Lot 167	WR Benson Subd Amended, Lot 168	WR Benson Subd Amended, Lot 169	WR Benson Subd Amended, Lot 171	WR Benson Subd Amended, Lot 172	WR Benson Subd Amended, Lot 173	WR Benson Subd Amended, Lot 174	WR Benson Subd Amended, Lot 175	WR Benson Subd Amended, Lot 176	Bishop's Beach Park	Portion of Government Lot 2, T 6S R 13W S 20	Portion of Government Lot 2, T 6S R 13W S 20	
						14	15	16	17	18	19	20	21	22	23	24	25	26	27	ı

20 yr financing, interest rate 2%,

Property Owner Share \$313,666 City (HAWSP) Share \$104,555

	22 Po	21 Bis	20 WI	19 WI	18 WI	17 WI	16 WI	15 WI	14 WI	13 WI	12 WI	11 W	10 WI	6 WI	5 WI	4 WI	3 WI	
Portion of Government Lot 2, T 6S R 13W S 20	Portion of Government Lot 2, T 6S R 13W S 20	Bishop's Beach Park	WR Benson Subd Amended, Lot 176	WR Benson Subd Amended, Lot 175	WR Benson Subd Amended, Lot 174	WR Benson Subd Amended, Lot 173	WR Benson Subd Amended, Lot 172	WR Benson Subd Amended, Lot 171	WR Benson Subd Amended, Lot 169	WR Benson Subd Amended, Lot 168	WR Benson Subd Amended, Lot 167	WR Benson Subd, 2008 Replat, Lot 165-A	WR Benson Subd Amended, Lot 162	WR Benson Subd Amended, Lot 150	WR Benson Subd Amended, Lot 152	WR Benson Subd Amended, Lot 153	WR Benson Subd Amended, Lot 154	Legal Description
17714008	17714009	17714010	17716430	17716431	17716432	17716433	17716434	17716435	17716437	17716438	17716439	17716452	17716444	17716414	17716416	17716417	17716418	KPB Parcel
Vann Revocable Trust	Johnson	City of Homer	Hillstrand	Hillstrand	Logan IRA LLC	Logan IRA LLC	Vernon	Vernon	Baugher	Baugher	Larson/Raupp	Johnson	Lindsey/Savidge	Connolly	Logan	Guetschow	Dam Revocable Trust	Owner
54450	108464	150718	7500	7500	7500	7500	7500	7500	7500	7500	7500	15000	7500	7500	7500	7500	7500	Lot Area (SF)
19,970	40782	150718	7500	7500	7500	7500	7500	7500	7500	7500	7500	15000	7500	7500	7500	7500	7500	Benefitted Area* (SF)
\$18,897	\$38,591	\$142,622	\$7,097	\$7,097	\$7,097	\$7,097	\$7,097	\$7,097	\$7,097	\$7,097	\$7,097	\$14,194	\$7,097	\$7,097	\$7,097	\$7,097	\$7,097	Estimated Assessment based on Benefitted Area

<sup>\*</sup> benefitted area is the front 200 feet of the lot.

# PROJECT NAME: Bunnell Avenue/Charles Way Water & Sewer Improvement Special Assessment District DATE: June 3, 2021

TOTAL ESTIMATED PROJECT SEWER: \$631,834 \$514,153 \$418,221 TOTAL ESTIMATED PROJECT WATER: \$509,167\_\$473,787 \$525,637

Districts shall be assessed 75% property owner share of the project. Benefitted property owners will be required to pay that portion of the cost through the WATER: \$212,608\_\$186,073 \$224,960 SEWER: \$473,875 \$385,615 \$313,666 formation of a Special Assessment District:

SEWER: \$157,958 \$128,538 **\$104,555** ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION PRINCIPAL FORGIVENESS GRANT: WATER PROJECTS ONLY: \$225,690 HOMER ACCELERATED WATER AND SEWER PROGRAM (HAWSP) SHARE: WATER: \$70,869 \$62,024 \$74,987

			2100	VHOUGH GIT WILL AND A COLOR
-	PROPERTY OWINER NAME & ADDRESS	LEGAL DESCRIPTION & PARCEL NOMBER	ASSESSED PROPERTY VALUE	ASSESSED ESTIMATED PROFERIT OWNER SHARE OF ASSESSMENT ASSESSMENT METHOD
	DAM REVOCABLE TRUST 2019 1477 BAY AVE HOMER AK 99603-7941	T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON SUB AMENDED LOT 154 #17716418	\$52,600	Water <del>\$7874                                   </del>
	GUETSCHOW RUBEN PO BOX 1071 PAHOA HI 96778-1071	T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON SUB AMENDED LOT 153 #17716417	\$47,900	Water <del>\$7874                                   </del>
	LOGAN CHRISTINA ARLYNE LOGAN CHRISTINA 2303 TULIK DR ANCHORAGE AK 99517-1132	T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON SUB AMENDED LOT 152 #17716416	\$45,900	Water <del>\$7874                                   </del>
	LONG CHRIS 879 LINDA CT HOMER, AK 99603-7222	T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON SUB AMENDED LOT 151 #17716415	\$244,200	Water <del>\$7874 \$4,359 <b>\$4,977</b></del> (Property has sewer)
	CONNOLLY NANCY C 303 TORQUAY CT UNIT B RIDGE NY 11961-8358	T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON SUB AMENDED LOT 150 #17716414	\$49,600	Water <del>\$7874 - \$4,359 <b><u><b>\$4,977</b></u></b></del> Sewer <del>\$20603 \$9,249 <b><u><b>\$7,097</b></u></b></del>
	LINDSEY RONALD J SAVIDGE BARBARA A PO BOX 1867 HOMER AK 99603-1867	T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON SUB AMENDED LOT 162 #17716444	\$85,900	Water <del>\$7874                                   </del>

## AMENDED PRELIMINARY ASSESSMENT ROLL (Developable Area Method 01/11/22)

PROJECT NAME: Bunnell Avenue/Charles Way Water & Sewer Improvement Special Assessment District DATE: June 3, 2021

Districts shall be assessed 75% property owner share of the project. Benefitted property owners will be required to pay that portion of the cost through the formation of a Special Assessment District: TOTAL ESTIMATED PROJECT WATER: \$509,167\_\$473,787 \$525,637 TOTAL ESTIMATED PROJECT SEWER: \$631,834 \$514,153 \$418,221 WATER: \$212,608\_\$186,073 **\$224,960** SEWER: \$473,875 \$385,615 **\$313,666** 

ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION PRINCIPAL FORGIVENESS GRANT: WATER PROJECTS ONLY: \$225,690 HOMER ACCELERATED WATER AND SEWER PROGRAM (HAWSP) SHARE: WATER: \$70,869 \$62,024 \$74,987 SEWER: \$157,958 \$128,538 **\$104,555** 

	2303 TULIK DR	21 LOGAN IRA LLC		20	PO BOX 3 HOMER A	19 VERNON		18	209 W D	17 BAUGHE	16 LARSON BJORN RAUPP SASHA H PO BOX 1435 HOMER AK 9960		15 JOHNSC		PROPER:
	2303 TULIK DR ANCHORAGE AK 99517-1132	RA LLC			PO BOX 3 HOMER AK 99603-0003	VERNON ROBERT GORDON			209 W DIMOND BLVD STE 4 ANCHORAGE AK 99515-1932	BAUGHER TINA M	LARSON BJORN & RAUPP SASHA H PO BOX 1435 HOMER AK 99603-1435	124 E 23 <sup>RO</sup> AVE ANCHORAGE, AK 99503-2010	JOHNSON PAUL MATTHEW		PROPERTY OWNER NAME & ADDRESS
T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON SUB AMENDED LOT 174	SUB AMENDED LOT 173 #17716433	T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON	SUB AMENDED LOT 172 #17716434	T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON	SUB AMENDED LOT 171 #17716435	T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON	SUB AMENDED LOT 169 #17716437	T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON	SUB AMENDED LOT 168 #17716438	T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON	T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON SUB AMENDED LOT 167 #17716439	SUB 2008 REPLAT LOT 165-A #17716452	T 6S R 13W SEC 20 Seward Meridian HM 2008066 W R BENSON'S		LEGAL DESCRIPTION & PARCEL NUMBER
\$58,100		\$175,200		\$41,300		\$157,400		\$43,300		\$50,700	\$51,500		\$186,200	VALUE	ASSESSED PROPERTY
Water <del>\$7874  \$4,359  <b>\$4,977</b></del> Sewer <del>\$20603  \$9,249</del> <b>\$7,097</b>	Sewer <del>\$20603</del> \$ <del>9,249 <b>\$7,097</b></del>	Water <del>\$7874</del> \$4,359 <b>\$4,977</b>	Sewer <del>\$20603 \$9,249 <b>\$7,097</b></del>	Water <del>\$7874</del> \$4,359 <b>\$4,977</b>	Sewer <del>\$20603 \$9,249 <b>\$7,097</b></del>	Water <del>\$7874</del> \$4,359 <b>\$4,977</b>	Sewer <del>\$20603 \$9,249 <b>\$7,097</b></del>	Water <del>\$7874</del> <del>\$4,359</del> <b>\$4,977</b>	Sewer <del>\$20603-\$9,249-<b>\$7,097</b></del>	Water <del>\$7874</del> \$4,359 <b>\$4,977</b>	Water <del>\$7874</del> \$4,359 <b>\$4,977</b> Sewer <del>\$20603</del> \$9,249 <b>\$7,097</b>	Sewer <del>\$20603-\$18,498-<b>\$14,194</b></del>	Water <del>\$7874</del> \$ <del>8,717</del> <b>\$9,955</b>	ASSESSMENT METHOD	ASSESSED ESTIMATED PROPERTY OWNER SHARE OF ASSESSMENT

# PROJECT NAME: Bunnell Avenue/Charles Way Water & Sewer Improvement Special Assessment District DATE: June 3, 2021

TOTAL ESTIMATED PROJECT SEWER: \$631,834 \$514,153 \$418,221 TOTAL ESTIMATED PROJECT WATER: \$509,167\_\$473,787 \$525,637

Districts shall be assessed 75% property owner share of the project. Benefitted property owners will be required to pay that portion of the cost through the WATER: \$212,608\_\$186,073 \$224,960 SEWER: \$473,875 \$385,615 \$313,666 formation of a Special Assessment District:

SEWER: \$157,958 \$128,538 **\$104,555** ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION PRINCIPAL FORGIVENESS GRANT: WATER PROJECTS ONLY: \$225,690 HOMER ACCELERATED WATER AND SEWER PROGRAM (HAWSP) SHARE: WATER: \$70,869 \$62,024 \$74,987

LEGAL DESCRIPTION & PARCEL NUMBER  LEGAL DESCRIPTION & PARCEL NUMBER  T6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON SUB AMENDED LOT 175 #17716231  T6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON SUB AMENDED LOT 176 #17716430  T6S R 13W SEC 20 Seward Meridian HM PTN GL 2 BEGIN S 1/16 CORNER SEC 20 Seward Meridian HM PTN GL 2 BEGIN S 1/16 CORNER SEC 20 Seward Meridian HM PTN GL 2 BEGIN S 1/16 T6 CORNER 2 ON WH WACHEMAR BAY TH S 59 DEG 57'30" E 600 FT ALONG N BOUNDRY O F GL 2 494.3 FT TO POB SAVE & EXC THAT PTN DESCRIBED IN W/D 88 @ 820 #17714010  T6S R 13W SEC 20 Seward Meridian HM PTN GL 2 BEGIN 400 FT T6S R 13W SEC 20 Seward Meridian HM PTN GL 2 BEGIN A00 FT T6S R 13W SEC 20 Seward Meridian HM PTN GL 2 BEGIN T6 T0 PT T6 T0 P	Ĺ				
HILLSTRAND NANCY  BOBOX 7  HOMER AK 99603-0007  T 65 R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON S102,100  SUB AMENDED LOT 175 #17716231  HOMER CITY OF  HOMER CITY OF  CORNER SEC 20 Seward Meridian HM PTN GL 2 BEGIN S 1/16 S 939,900  CORNER SEC 20 Seward Meridian HM PTN GL 2 BEGIN S 1/16 S 939,900  CORNER SEC 20 Seward Meridian HM PTN GL 2 BEGIN S 1/16 S 939,900  CORNER SEC 20 Seward Meridian HM PTN GL 2 BEGIN S 1/16 S 939,900  CORNER SEC 20 Seward Meridian HM PTN GL 2 BEGIN S 1/16 TO CORNER S 1 H N 38 DEG 0' E 592.6 FT TO CORNER P 1 TO CORNER S 1 H N 38 DEG 0' E 592.6 FT TO CORNER P 1 TO CORNER S 1 H N 38 DEG 0' E 592.6 FT TO CORNER P 1 TO CORNER S 1 H N 18 DEG 0' E 592.6 FT TO CORNER P 1 TO CORNER S 1 H N 18 DEG 0' E 592.6 FT TO CORNER P 1 TO CORNER S 1 H N 18 DEG 0' E 592.6 FT TO CORNER P 1 TO FORD P 1 TO FOR		PROPERTY OWNER NAME & ADDRESS	LEGAL DESCRIPTION & PARCEL NUMBER	ASSESSED PROPERTY	ASSESSED ESTIMATED PROPERTY OWNER SHARE OF ASSESSMENT
HILLSTRAND NANCY PO BOX 7 HOMER AK 99603-0007 HOMER AK 99603-0007 HOMER AK 99603-0007  T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON 5102,100 SUB AMENDED LOT 175 #17716231 HOMER CITY OF HOMER CITY OF CORNER SECS 19 & 20 & NW CORNER LOT TH S 89 DEG 57730" HOMER AK 99603-7624 F 600 FT ALONG N BOUND LT 2T 000 BT H S 90 EG 57730" HOMER AK 99603-7624 F 600 FT ALONG N BOUND LT 2T 000 BT H S 90 EG 57730" F 700 CORNER 2 ON MHW KACHEMAR BAY TH S 90 EG 57730" F 710 CORNER 2 ON MHW KACHEMAR BAY TH S 90 EG 370 E 150 F 710 CORNER R 3 TH N 38 DEG 0' E 592.6 FT 70 CORNER 4 TH N 89 DEG 57737" W ALONG N BOUNDRY O F GL 2 494.3 FT 70 POB SAVE & EXC THAT PTN DESCRIBED IN W/D 88 @ 820 #17714010 JOHNSON PAUL MATTHEW T 6S R 13W SEC 20 Seward Meridian HM PTN GL 2 BEGIN 400 FT T CORNER 2 ON T ALONG N BOUNDRY OF CL 2 494.3 FT 70 POB SAVE & EXC THAT PTN DESCRIBED IN W/D 88 @ 820 #17714010  VANN REVOCABLE TRUST T 6S R 13W SEC 20 Seward Meridian HM PTN GL 2 BEGIN T T T T T T T T T T T T T T T T T T T				VALUE	ASSESSIMEN METHOD
HOMER AK 99603-0007   T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON   \$36,000	23	HILLSTRAND NANCY	T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON	\$102,100	Water <del>\$7874 \$4,359 <b>\$4,977</b></del>
HOMER AK 99603-0007  T 65S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON S10,000 SUB AMENDED LOT 176  HOMER CITY OF T 6S R 13W SEC 20 Seward Meridian HM PTN GL 2 BEGIN S 1/16 \$593,000 CORNER S 12W SEC 20 Seward Meridian HM PTN GL 2 BEGIN S 1/16 \$593,000 CORNER S 12W SEC 20 Seward Meridian HM PTN GL 2 BEGIN S 1/16 \$593,000 CORNER S 17W ACHEMAK BAY TH S 9 DEG 57'30" CORNER S 20 M HW KACHEMAK BAY TH S 9 DEG 37' B 150 FT TO CORNER R 3 TH N 38 DEG 0' E 592.6 FT TO CORNER 4 TH N 89 DEG 57'37" W ALONG N BOUNDRY O F GL 2.494.3 FT TO POB SAVE & EXC THAT PTN DESCRIBED IN W/D 88 @ 820 #17714010  JOHNSON PAUL MATTHEW EOF 1.56 R 13W SEC 20 Seward Meridian HM PTN GL 2 BEGIN 400 FT TO POB #17714009  VANIN REVOCABLE TRUST FOR DEADLY SEC 20 Seward Meridian HM PTN GL 2 BEGIN FOR THO N BOUNDARY L 2 & RR ROW TH E TO PT 400 N TO BED CH TH N N 100 FT TH N TO NORTH SIDE OF OLD RR RR WITH N TO NORTH SIDE OF OLD RR RR WITH N TO POB #17714008		PO BOX 7	SUB AMENDED LOT 175 #17716231		Sewer <del>\$20603 \$9,249 <b>\$7,097</b></del>
T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON \$36,000  **SUB AMENDED LOT 176  **HOMER CITY OF T 68. R 13W SEC 20 Seward Meridian HM PTN GL 2 BEGIN S 1/16  **HOMER AK 99603-7624 T 68. R 13W SEC 20 Seward Meridian HM PTN GL 2 BEGIN S 1/16  **CORNER 2 ON MHW KACHEMAK BAY TH S 59 DEG 30'E 150  **FT TO CORNER 2 ON MHW KACHEMAK BAY TH S 59 DEG 30'E 150  **FT TO CORNER 2 ON MHW KACHEMAK BAY TH S 59 DEG 30'E 150  **FT TO CORNER 2 ON MHW KACHEMAK BAY TH S 59 DEG 30'E 150  **FT TO CORNER 2 ON MHW KACHEMAK BAY TH S 59 DEG 30'E 150  **FT TO CORNER 2 ON MHW KACHEMAK BAY TH S 59 DEG 30'E 150  **FT TO CORNER 2 ON MHW KACHEMAK BAY TH S 59 DEG 30'E 150  **FT TO CORNER 2 ON MHW KACHEMAK BAY TH S 59 DEG 30'E 150  **FT TO CORNER 2 ON MHW KACHEMAK BAY TH S 59 DEG 30'E 150  **FT TO CORNER 2 ON MHW KACHEMAK BAY TH S 59 DEG 30'E 150  **FT TO CORNER 2 ON MHW KACHEMAK BAY TH S 59 DEG 30'E 150  **ANTH TO POB  **ANTH THEW  **FT TO CORNER 2 ON MHW KACHEMAK BAY TH S TO BEACH LINE TH W 200 F T TH 339 FT N  TO POB  **ANTH TO POB  **ANTH THE TO PT 400  **ANNIN REVOCABLE TRUST  **INT THE SECTION OF N BOUNDARY LT 2 & RR ROW TH E TO PT 400  KASILOF AK 99510-0561  **INT TRESECTION OF N BOUNDARY LT 2 & RR ROW TH E TO PT 400  **INT TRESECTION OF N BOUNDARY LT D POB  **H17714008  **ANTH TO POB  **ANTH THE TO PT 400  **ANTH THE TO PT 400  **ANTH THE SIDE OF OLD RR ROW TH NW TO POB  **H17714008		HOMER AK 99603-0007			
SUB AMENDED LOT 176  #17716430  HOMER CITY OF  CORNER SEC 20 Seward Meridian HM PTN GL 2 BEGIN S 1/16 \$593,900  T 65 R 13W SEC 20 Seward Meridian HM PTN GL 2 BEGIN S 1/16 \$593,900  CORNER SEC 19 & 20 & NW CORNER LOT 2 TH S 89 DEG 57'30"  HOMER AK 99603-7624  CORNER 2 ON MHW KACHEMAK BAY TH S 99 DEG 57'30"  FT OCORNER 2 ON MHW KACHEMAK BAY TH S 99 DEG 57'30"  FT OCORNER 3 TH N 38 DEG 0' E 150  FT TO CORNER 3 TH N 38 DEG 0' E 150  FT TO CORNER 3 TH N 38 DEG 0' E 150  FT TO CORNER 3 TH N 38 DEG 0' E 150  FT TO CORNER 3 TH N 38 DEG 0' E 150  FT TO CORNER 3 TH N 38 DEG 0' E 150  FT TO CORNER 3 TH N 38 DEG 0' E 150  FT TO CORNER 3 TH N 38 DEG 0' E 150  FT TO CORNER 4 TH N 89 DEG 57'30"  HOORNON PAUL MATTHEW  T 65 R 13W SEC 20 Seward Meridian HM PTN GL 2 BEGIN 400 FT  T 65 R 13W SEC 20 Seward Meridian HM PTN GL 2 BEGIN  WANN REVOCABLE TRUST  T 65 R 13W SEC 20 Seward Meridian HM PTN GL 2 BEGIN  FT FROM 1/16 CRNR TH S TO BEACH TH NW 100 FT TH NT O  NORTH SIDE OF OLD RR ROW TH NW 10 POB  #17714008  #17714008	24		T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON	\$36,000	Water <del>\$7874 \$4,359 <b><u><b>\$4,977</b></u></b></del>
HOMER CITY OF T GS 134 SEC 20 Seward Meridian HM PTN GL 2 BEGIN S 1/16 \$593,900  491 E PIONEER AVE CORNER SECS 19 & 20 & NU CORNER LOT 2 TH \$ 89 DEG 57'30"  HOMER AK 99603-7624 E 600 FT ALONG N BOUND LT 2 TO POB TH S 0 DEG 2' E 391 FT TO CORNER 2 ON MHW KACHEMAK BAY TH \$ 59 DEG 30' E 150 FT TO CORNER 2 ON MHW KACHEMAK BAY TH \$ 59 DEG 30' E 150 FT TO CORNER 2 TH N 38 DEG 6' E 592.6 FT TO CORNER 4 TH N 89 DEG 57'37" W ALONG N BOUNDRY O F GL 2 494.3 FT TO POB SAVE & EXC THAT PTN DESCRIBED IN W/D 88 @ 820 #17714010  JOHNSON PAUL MATTHEW T FS TAY SEC 20 Seward Meridian HM PTN GL 2 BEGIN 400 FT FO POB TO POB STAY SEC 20 Seward Meridian HM PTN GL 2 BEGIN 400 FT FO POB TO POB #17714009  VANN REVOCABLE TRUST T FS TAY SEC 20 Seward Meridian HM PTN GL 2 BEGIN TO POB #17714009  VANN REVOCABLE TRUST T FS R 13W SEC 20 Seward Meridian HM PTN GL 2 BEGIN FO POB #17714009  KASILOF AK 99610-0561 FT FROM 1/16 CRNR TH S TO BEACH TH NW 100 FT TH N T O NORTH SIDE OF OLD RR ROW TH NN TO POB #17714008			SUB AMENDED LOT 176 #17716430		Sewer \$ <del>20603</del> \$ <del>9,249 <b>\$7,097</b></del>
HOMER CITY OF  HOMER AK 99603-7624  HOMER AK 99503-7624  LOCORNER 2 ON MHW KACHEMAK BAY TH S 69 DEG 57'30"  FT TO CORNER 2 ON MHW KACHEMAK BAY TH S 69 DEG 57'30"  FT TO CORNER 2 ON MHW KACHEMAK BAY TH S 69 DEG 30' E 150  FT TO CORNER 2 ON MHW KACHEMAK BAY TH S 99 DEG 30' E 150  FT TO CORNER 2 ON MHW KACHEMAK BAY TH S 99 DEG 30' E 150  FT TO CORNER 2 ON MHW KACHEMAK BAY TH S 99 DEG 30' E 150  FT TO CORNER 2 ON MHW KACHEMAK BAY TH S 99 DEG 30' E 150  FT TO CORNER 2 ON MHW KACHEMAK BAY TH S 99 DEG 30' E 150  FT TO CORNER 2 ON MHW KACHEMAK BAY TH S 39 ETT O POB  WANN REVOCABLE TRUST  FT SR 13W SEC 20 Seward Meridian HM PTN GL 2 BEGIN  FO BOX 561  KASILOF AK 99610-0561  FT FROM 1/16 CRNR TH S TO BEACH TH NW 100 FT TH N T O  NORTH SIDE OF OLD RR ROW TH NW TO POB  #17714008			DC+01/1T#		
491 E PIONEER AVE  CORNER SECS 19 & 20 & NW CORNER LOT 2 TH S 89 DEG 57'30"  HOMER AK 99603-7624  E 600 FT ALONG N BOUND LT 2 TO POB TH S 0 D EG 2' E 391 FT  TO CORNER 2 ON MHW KACHEMAK BAY TH S 59 DEG 30' E 150  FT TO CORNER 2 TH N 38 DEG 0' E 592.6 FT TO CORNER 4 TH N  89 DEG 57'37" W ALONG N BOUNDRY O F GL 2 494.3 FT TO POB  SAVE & EXC THAT PTN DESCRIBED IN W/D 88 @ 820  #17714010  JOHNSON PAUL MATTHEW  T 6S R 13W SEC 20 Seward Meridian HM PTN GL 2 BEGIN 400 FT  124 E 23RD AVE  ANCHORAGE, AK 99503-2010  DOUND OF GL 2 TH S TO BEACH LINE TH W 200 FT TH 339 FT N  TO POB  WANN REVOCABLE TRUST  T 6S R 13W SEC 20 Seward Meridian HM PTN GL 2 BEGIN  TO POB  #17714009  VANN REVOCABLE TRUST  T 6S R 13W SEC 20 Seward Meridian HM PTN GL 2 BEGIN  NORTH SIDE OF OLD RR ROW TH NW 100 FT TH N T O  NORTH SIDE OF OLD RR ROW TH NW TO POB  #17714008	25	HOMER CITY OF	T 6S R 13W SEC 20 Seward Meridian HM PTN GL 2 BEGIN S 1/16	\$593,900	Water \$7874-\$23,700- <b>\$100,025</b>
HOMER AK 99603-7624  E 600 FT ALONG N BOUND LT 2 TO POB TH S 0 D EG 2' E 391 FT  TO CORNER 2 ON MHW KACHEMAK BAY TH S 59 DEG 30' E 150 FT TO CORNER 3 TH N 38 DEG 0' E 592.6 FT TO CORNER 4 TH N 89 DEG 57'37" W ALONG N BOUNDRY O F GL 2 494.3 FT TO POB 817714010  JOHNSON PAUL MATTHEW 124 E 23RD AVE ANCHORAGE, AK 99503-2010  VANN REVOCABLE TRUST 10 POB 11		491 E PIONEER AVE	CORNER SECS 19 & 20 & NW CORNER LOT 2 TH S 89 DEG 57'30"		Sewer \$20603 \$102,613- <b>\$142,622</b>
10 CORNER 2 ON MHW KACHEMAK BAY TH S 59 DEG 30' E 150 FT TO CORNE R 3 TH N 38 DEG 0' E 592.6 FT TO CORNER 4 TH N 89 DEG 57'37" W ALONG N BOUNDRY O F GL 2 494.3 FT TO POB SAVE & EXC THAT PTN DESCRIBED IN W/D 88 @ 820 #17714010  124 E 23RD AVE ANCHORAGE, AK 99503-2010  T 6S R 13W SEC 20 Seward Meridian HM PTN GL 2 BEGIN 400 FT TO POB #17714009  VANN REVOCABLE TRUST  T 6S R 13W SEC 20 Seward Meridian HM PTN GL 2 BEGIN TO POB #17714009  VANN REVOCABLE TRUST  T 6S R 13W SEC 20 Seward Meridian HM PTN GL 2 BEGIN TO POB #17714009  KASILOF AK 99610-0561  KASILOF AK 99610-0561  #17714008		HOMER AK 99603-7624	E 600 FT ALONG N BOUND LT 2 TO POB TH S 0 D EG 2' E 391 FT		
FT TO CORNE R 3 TH N 38 DEG 0' E 592.6 FT TO CORNER 4 TH N     89 DEG 57'37" W ALONG N BOUNDRY O F GL 2 494.3 FT TO POB     SAVE & EXC THAT PTN DESCRIBED IN W/D 88 @ 820     #17714010     124 E 23RD AVE			TO CORNER 2 ON MHW KACHEMAK BAY TH S 59 DEG 30' E 150		
SAVE & EXC THAT PTN DESCRIBED IN W/D 88 @ 820 #17714010     JOHNSON PAUL MATTHEW					
JOHNSON PAUL MATTHEW       T 6S R 13W SEC 20 Seward Meridian HM PTN GL 2 BEGIN 400 FT       \$4,300         124 E 23RD AVE       E OF 1/16 CRNR COMMO N TO SEC 19 & 20 TH E 200 FT ALONG N       \$6,300         ANCHORAGE, AK 99503-2010       BOUND OF GL 2 TH S TO BEACH LINE TH W 200 FT TH 339 FT N       TO POB         #17714009       TO POB       #17714009         VANN REVOCABLE TRUST       T 6S R 13W SEC 20 Seward Meridian HM PTN GL 2 BEGIN       \$248,000         PO BOX 561       FT FROM 1/16 CRNR TH S TO BEACH TH NW 100 FT TH N T O       NORTH SIDE OF OLD RR ROW TH NW TO POB         #17714008       #17714008			89 DEG 57'37" W ALONG N BOUNDRY O F GL 2 494.3 FT TO POB		
124 E 23RD AVE			SAVE & EXC THAT PTN DESCRIBED IN W/D 88 @ 820		
JOHNSON PAUL MATTHEW       T 6S R 13W SEC 20 Seward Meridian HM PTN GL 2 BEGIN 400 FT       \$4,300         124 E 23RD AVE       E OF 1/16 CRNR COMMO N TO SEC 19 & 20 FT ALONG N       \$4,300         ANCHORAGE, AK 99503-2010       BOUND OF GL 2 TH S TO BEACH LINE TH W 200 FT TH 339 FT N       TO POB         TO POB       #17714009       \$248,000         VANN REVOCABLE TRUST       T 6S R 13W SEC 20 Seward Meridian HM PTN GL 2 BEGIN       \$248,000         PO BOX 561       FT FROM 1/16 CRNR TH S TO BEACH TH NW 100 FT TH N T O       NORTH SIDE OF OLD RR ROW TH NW TO POB         #17714008       #17714008			#17714010		
124 E 23RD AVE       E OF 1/16 CRNR COMMO N TO SEC 19 & 20 TH E 200 FT ALONG N         ANCHORAGE, AK 99503-2010       BOUND OF GL 2 TH S TO BEACH LINE TH W 200 F T TH 339 FT N         TO POB       #17714009         VANN REVOCABLE TRUST       T 6S R 13W SEC 20 Seward Meridian HM PTN GL 2 BEGIN         PO BOX 561       T 6S R 13W SEC 20 Seward Meridian HM PTN GL 2 BEGIN         RASILOF AK 99610-0561       FT FROM 1/16 CRNR TH S TO BEACH TH NW 100 FT TH N T O         NORTH SIDE OF OLD RR ROW TH NW TO POB       #17714008	26	JOHNSON PAUL MATTHEW	T 6S R 13W SEC 20 Seward Meridian HM PTN GL 2 BEGIN 400 FT	\$4,300	Water \$7874 \$23,700 <b>\$27,065</b>
ANCHORAGE, AK 99503-2010  BOUND OF GL 2 TH S TO BEACH LINE TH W 200 F T TH 339 FT N  TO POB  #17714009  VANN REVOCABLE TRUST  T 6S R 13W SEC 20 Seward Meridian HM PTN GL 2 BEGIN  T 6S R 13W SEC 20 Seward Meridian HM PTN GL 2 BEGIN  INTERSECTION OF N BOUNDARY LT 2 & RR ROW TH E TO PT 400  RASILOF AK 99610-0561  FT FROM 1/16 CRNR TH S TO BEACH TH NW 100 FT TH N T O  NORTH SIDE OF OLD RR ROW TH NW TO POB  #17714008		124 E 23RD AVE	E OF 1/16 CRNR COMMO N TO SEC 19 & 20 TH E 200 FT ALONG N		Sewer \$20603 \$50,293 <b>\$38.591</b>
VANN REVOCABLE TRUST T 6S R 13W SEC 20 Seward Meridian HM PTN GL 2 BEGIN 5248,000  NORTH SIDE OF OLD RR ROW TH NORTH N TO POB HITTIN N TO NORTH SIDE OF OLD RR ROW TH NW TO POB HITTIN N TO NORTH SIDE OF OLD RR ROW TH NW TO POB HITTIN N TO NORTH SIDE OF OLD RR ROW TH NW TO POB HITTIN N T		ANCHORAGE, AK 99503-2010	BOUND OF GL 2 TH S TO BEACH LINE TH W 200 F T TH 339 FT N		
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VANN REVOCABLE TRUST T 6S R 13W SEC 20 Seward Meridian HM PTN GL 2 BEGIN \$248,000 PO BOX 561 KASILOF AK 99610-0561 FT FROM 1/16 CRNR TH S TO BEACH TH NW 100 FT TH N T O NORTH SIDE OF OLD RR ROW TH NW TO POB #17714008			#17714009		
INTERSECTION OF N BOUNDARY LT 2 & RR ROW TH E TO PT 400 FT FROM 1/16 CRNR TH S TO BEACH TH NW 100 FT TH N T O NORTH SIDE OF OLD RR ROW TH NW TO POB #17714008	27	VANN REVOCABLE TRUST	T 6S R 13W SEC 20 Seward Meridian HM PTN GL 2 BEGIN	\$248,000	Water <del>\$7874 - \$39,924 <b><u><b>\$13,253</b></u></b></del>
FT FROM 1/16 CRNR TH S TO BEACH TH NW 100 FT TH N T O NORTH SIDE OF OLD RR ROW TH NW TO POB #17714008		PO BOX 561	INTERSECTION OF N BOUNDARY LT 2 & RR ROW TH E TO PT 400		Sewer <del>\$20603 \$84,722</del> <b>-\$18,897</b>
NORTH SIDE OF OLD RR ROW TH NW TO POB #17714008		KASILOF AK 99610-0561	FT FROM 1/16 CRNR TH S TO BEACH TH NW 100 FT TH N T O		
#17714008			NORTH SIDE OF OLD RR ROW TH NW TO POB		
			#17714008		

CITY OF HOMER 1 HOMER, ALASKA 2 City Clerk 3 **RESOLUTION 22-023** 4 5 A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA 6 ACKNOWLEDGING THE SUFFICIENCY OF THE BUNNELL 7 AVENUE/CHARLES WAY WATER AND SEWER IMPROVEMENT 8 9 SPECIAL ASSESSMENT DISTRICTS AND APPROVING THE 10 IMPROVEMENT PLAN, ESTIMATED COST OF IMPROVEMENTS AND 11 ASSESSMENT METHODOLOGY, AND SUPERSEDING RESOLUTION 12 22-017(A). 13 WHEREAS, The Homer City Council adopted Resolution 21-030 initiating the process to 14 form the Bunnell Avenue/Charles Way Water and Sewer Special Improvement Districts 15 (Bunnell Avenue/Charles Way SAD); and 16 17 WHEREAS, The Bunnell Avenue/Charles Way Water and Sewer SAD boundaries includes 18 property fronting Bunnell Avenue and Charles Way; and 19 20 21 WHEREAS, A neighborhood meeting was held on May 27, 2021 where property owners were provided conceptual cost estimates for water and sewer, proposed district maps, and 22 property owner assessment projections; and 23 24 25 WHEREAS, A Notice of Public Hearing for August 9, 2021 and Notice of Right to Object and was mailed to property owners on June 4, 2021 in accordance with Homer City Code 26 27 17.02.050; and 28 29 WHEREAS, Pursuant to HCC 17.02.050 (b) if owners of real property that would bear 50 percent or more of the assessed cost of the improvement file timely written objections, the 30 Council may not proceed with the improvement unless it revises the improvement plan to 31 reduce the assessed cost to less than 50% of the assessed cost of the improvement; and 32 33 34 WHEREAS, The deadline to receive written objections was August 8, 2021 and two 35 written objections were received, with one additional object coming in after the deadline; and 36 37 WHEREAS, Following the public hearing at the August 9, 2021 regular City Council meeting Council postponed action on Resolution 21-057 to provide the Public Works Director 38 the opportunity to consider amending the boundaries and assessment methodology, and 39

consider existing service through spagnetti for some properties; and

40 41 WHEREAS, Action on this matter was further postponed to provide written public notice on different iterations of assessment methodologies for property owner consideration; and

WHEREAS, On February 10, 2022 the City Clerk's Office mailed notice to property owners in the Bunnell Avenue/Charles Way SAD of a proposed hybrid method of assessment, an informational memorandum from the Public Works Director, preliminary assessment roll, and a statement of objection to special assessment district with a deadline of 5:00 p.m. March 14, 2022 to object; and

WHEREAS, One objection was received; and

WHEREAS, Resolution 21-057(S-2) proposing a benefitted method of assessment was voted down on March 14, 2022 to take up this resolution recommending the hybrid method of assessment.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska acknowledges the sufficiency of the Bunnell Avenue/Charles Way SAD and the petition bears sufficient support that the improvements are necessary and benefit the properties included in attachment A.

BE IT FURTHER RESOLVED that the City Council hereby approves the improvement plan, estimated costs of improvement as follows:

- The estimated cost of the sewer improvements is \$418,221 with property owners paying 75% (\$313,666) and the Homer Accelerated Water and Sewer Program (HAWSP) paying 25% (\$104,555) of the costs; and
- The estimated cost of the water improvements, including the \$225,690 Principal Forgiveness Subsidy, is \$299,947, with property owners paying 75% (\$224,960) and the Homer Accelerated Water and Sewer Program (HAWSP) paying 25% (\$74,987) of the costs.

BE IT FURTHER RESOLVED the assessment method will be a hybrid method based on the following findings of the Public Work Director:

**Finding #1** – The Hybrid Method results in the fairest distribution of costs among the private property owners. We did some sensitivity analysis to find the fairest distribution of costs. We computed what the assessments would be using Equal Share Method and the Benefitted Area Method, limiting the application of the Benefitted Area Method to the Developable Area, as provided in HCC 17.01.010. Then, we created a Proposed Assessment Roll, which applies the lesser computation for a particular property. For

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the smaller lots, the lesser computation is the Benefitted Area Method. For the larger 83 lots, the lesser computation is the Equal Share Method. The Benefitted Area Method 84 penalizes the larger lots who will receive no greater benefit for their higher assessment. 85 86 Finding #2 – The Hybrid Method does not unreasonably penalize the City as the owner 87 of Bishop's Beach Park. The Hybrid Method results in a proposed assessment for the 88 City, which is about 15% higher than what it would be under the Benefitted Area 89 Method. This is appropriate as this park, one of Homer's most popular, provides 90 community-wide benefit. 91 92 BE IT FURTHER RESOLVED that this supersedes Resolution 22-017(A). 93 94 PASSED AND ADOPTED by the Homer City Council this 29th day of March, 2022. 95 96 97 CITY OF HOMER 98 99 1.00 KEN CASTNER, MAYOR 101 102 ATTEST: 103 104 105 106 MELISSA JACOBSEN, MMC, CITY CLERK 107 108

Fiscal Note: HAWSP \$104,555-Sewer and \$74,987-Water

PROJECT NAME: Bunnell Avenue/Charles Way Water & Sewer Improvement Special Assessment District DATE: June 3, 2021

TOTAL ESTIMATED PROJECT WATER: \$509,167\_\$473,787 \$525.637

Districts shall be assessed 75% property owner share of the project. Benefitted property owners will be required to pay that portion of the cost through the formation of a Special Assessment District:

WATER: \$212,608\_\$186,073 \$224,960

SEWER: \$473,875 \$385,615 \$313,666

HOMER ACCELERATED WATER AND SEWER PROGRAM (HAWSP) SHARE: WATER: \$70,869 \$62,024 \$74,987 SEWER: \$157,958 \$128,538 \$104,555

ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION PRINCIPAL FORGIVENESS GRANT: WATER PROJECTS ONLY: \$225,690

	PROPERTY OWNER NAME & ADDRESS	LEGAL DESCRIPTION & PARCEL NUMBER	ASSESSED PROPERTY VALUE	ASSESSED ESTIMATED PROPERTY OWNER SHARE OF ASSESSMENT ASSESSMENT METHOD
3	DAM REVOCABLE TRUST 2019 1477 BAY AVE HOMER AK 99603-7941	T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON SUB AMENDED LOT 154 #17716418	\$52,600	Water <del>\$7874</del> \$4,359 <b>\$4,977</b> Sewer <del>\$20603</del> \$9,249 <b>\$7,097</b>
4	GUETSCHOW RUBEN PO BOX 1071 PAHOA HI 96778-1071	T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON SUB AMENDED LOT 153 #17716417	\$47,900	Water <del>\$7874</del> \$4,359 <b>\$4,977</b> Sewer <del>\$20603</del> \$9,249 <b>\$7,097</b>
5	LOGAN CHRISTINA ARLYNE LOGAN CHRISTINA 2303 TULIK DR ANCHORAGE AK 99517-1132	T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON SUB AMENDED LOT 152 #17716416	\$45,900	Water <del>\$7874</del> \$4,359- <b>\$4,977</b> Sewer <del>\$20603</del> \$9,249- <b>\$7,097</b>
6.	LONG CHRIS 879 LINDA CT HOMER, AK 99603-7222	T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON SUB AMENDED LOT 151 #17716415	\$244,200	Water <del>\$7874</del> \$4,359- <b>\$4,977</b> (Property has sewer)
7	CONNOLLY NANCY C 303 TORQUAY CT UNIT B RIDGE NY 11961-8358	T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON SUB AMENDED LOT 150 #17716414	\$49,600	Water <del>\$7874 - \$4,359 <b>\$4,977</b></del> Sewer <del>\$20603 \$9,249 <b>\$7,097</b></del>
14	LINDSEY RONALD J SAVIDGE BARBARA A PO BOX 1867 HOMER AK 99603-1867	T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON SUB AMENDED LOT 162 #17716444	\$85,900	Water \$7874 \$4,359- <b>\$4,977</b> Sewer <del>\$20603</del> \$9,249- <b>\$7,097</b>

Page 1 of 4 (Strikeouts are deletions **Bold Underlined** is new information)

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WATER: \$70,869 \$62,024 \$74,987

SEWER: \$157,958 \$128,538 \$104,555

ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION PRINCIPAL FORGIVENESS GRANT: WATER PROJECTS ONLY: \$225,690

	PROPERTY OWNER NAME & ADDRESS	LEGAL DESCRIPTION & PARCEL NUMBER	ASSESSED PROPERTY VALUE	ASSESSED ESTIMATED PROPERTY OWNER SHARE OF ASSESSMENT ASSESSMENT METHOD
15	JOHNSON PAUL MATTHEW 124 E 23 <sup>RD</sup> AVE ANCHORAGE, AK 99503-2010  PEREIRA, KATRHIN 3476 S. HORSESHOE LAKE RD WASILLA, AK 99623	T 6S R 13W SEC 20 Seward Meridian HM 2008066 W R BENSON'S SUB 2008 REPLAT LOT 165-A #17716452	\$186,200	Water <del>\$7874</del> \$ <del>8,717</del> <b>\$9,955</b> Sewer <del>\$20603</del> \$18,498 <b>\$14,194</b>
16	LARSON BJORN & RAUPP SASHA H PO BOX 1435 HOMER AK 99603-1435	T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON SUB AMENDED LOT 167 #17716439	\$51,500	Water <del>\$7874</del> \$4,359- <b><u>\$4,977</u></b> Sewer <del>\$20603</del> \$9,249- <u><b>\$7,097</b></u>
17	BAUGHER TINA M 209 W DIMOND BLVD STE 4 ANCHORAGE AK 99515-1932	T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON SUB AMENDED LOT 168 #17716438	\$50,700	Water <del>\$7874</del> \$4,359 <b>\$4,977</b> Sewer <del>\$20603</del> \$9,249 <b>\$7,097</b>
18		T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON SUB AMENDED LOT 169 #17716437	\$43,300	Water <del>\$7874</del> \$4,359 <b>\$4,977</b> Sewer <del>\$20603</del> \$9,249 <b>\$7,097</b>
19	VERNON ROBERT GORDON PO BOX 3 HOMER AK 99603-0003	T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON SUB AMENDED LOT 171 #17716435	\$157,400	Water <del>\$7874</del> \$4,359- <b>\$4,9</b> 77 Sewer <del>\$20603</del> \$9,249- <b>\$7,09</b> 7
20		T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON SUB AMENDED LOT 172 #17716434	\$41,300	Water <del>\$7874</del> \$4,359- <b>\$4,977</b> Sewer <del>\$20603</del> \$9,249- <b>\$7,097</b>

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021022 mj

PROJECT NAME: Bunnell Avenue/Charles Way Water & Sewer Improvement Special Assessment District DATE: June 3, 2021

TOTAL ESTIMATED PROJECT WATER: \$509,167,\$473,787 \$525,637 TOTAL ESTIMATED PROJECT SEWER: \$631,834 \$514,153 \$418,221 Districts shall be assessed 75% property owner share of the project. Benefitted property owners will be required to pay that portion of the cost through the formation of a Special Assessment District: WATER: \$212,608,\$186,073 \$224,960 SEWER: \$473,875 \$385,615 \$313,666

HOMER ACCELERATED WATER AND SEWER PROGRAM (HAWSP) SHARE: WATER: \$70,869 \$62,024 \$74,987 SEWER: \$157,958 \$128,538 \$104,555

ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION PRINCIPAL FORGIVENESS GRANT: WATER PROJECTS ONLY: \$225,690

	PROPERTY OWNER NAME & ADDRESS	LEGAL DESCRIPTION & PARCEL NUMBER	ASSESSED PROPERTY VALUE	ASSESSED ESTIMATED PROPERTY OWNER SHARE OF ASSESSMENT ASSESSMENT METHOD
21	LOGAN IRA LLC 2303 TULIK DR ANCHORAGE AK 99517-1132	T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON SUB AMENDED LOT 173 #17716433	\$175,200	Water <del>\$7874</del> \$4,359 <b>\$4,977</b> Sewer <del>\$20603</del> \$9,249 <b>\$7,097</b>
22		T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON SUB AMENDED LOT 174 #17716432	\$58,100	Water <del>\$7874</del> \$4,359 <b>\$4,977</b> Sewer <del>\$20603</del> <del>\$9,249</del> <b>\$7,097</b>
23	HILLSTRAND NANCY PO BOX 7 HOMER AK 99603-0007	T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON SUB AMENDED LOT 175 #17716231	\$102,100	Water <del>\$7874</del> \$4,359 <b>\$4,977</b> Sewer <del>\$20603</del> \$9,249 <b>\$7,097</b>
24		T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON SUB AMENDED LOT 176 #17716430	\$36,000	Water <del>\$7874</del> \$4,359 <b>\$4,977</b> Sewer <del>\$20603</del> \$9,249 <b>\$7,097</b>
25	HOMER CITY OF 491 E PIONEER AVE HOMER AK 99603-7624	T 6S R 13W SEC 20 Seward Meridian HM PTN GL 2 BEGIN S 1/16 CORNER SECS 19 & 20 & NW CORNER LOT 2 TH S 89 DEG 57'30" E 600 FT ALONG N BOUND LT 2 TO POB TH S 0 D EG 2' E 391 FT TO CORNER 2 ON MHW KACHEMAK BAY TH S 59 DEG 30' E 150 FT TO CORNER 3 TH N 38 DEG 0' E 592.6 FT TO CORNER 4 TH N 89 DEG 57'37" W ALONG N BOUNDRY O F GL 2 494.3 FT TO POB SAVE & EXC THAT PTN DESCRIBED IN W/D 88 @ 820 #17714010	\$593,900	Water <del>\$7874</del> <del>\$23,700 \$100,025</del> <b>\$116,670</b> Sewer <del>\$20603 \$102,613 \$142,622</del> <b>\$165,260</b>
26	JOHNSON PAUL MATTHEW 124 E 23RD AVE ANCHORAGE, AK 99503-2010	T 6S R 13W SEC 20 Seward Meridian HM PTN GL 2 BEGIN 400 FT E OF 1/16 CRNR COMMO N TO SEC 19 & 20 TH E 200 FT ALONG N BOUND OF GL 2 TH S TO BEACH LINE TH W 200 F T TH 339 FT N TO POB #17714009	\$4,300	Water \$7874 \$23,700 \$27,065 \$11,840 Sewer \$20603 \$50,293 \$38,591 \$17,426

Page 3 of 4 (Strikeouts are deletions **Bold Underlined** is new information)

021022 mj

PROJECT NAME: Bunnell Avenue/Charles Way Water & Sewer Improvement Special Assessment District DATE: June 3, 2021

TOTAL ESTIMATED PROJECT WATER: \$509,167,\$473,787 \$525,637

Districts shall be assessed 75% property owner share of the project. Benefitted property owners will be required to pay that portion of the cost through the formation of a Special Assessment District:

WATER: \$212,608,\$186,073 \$224,960

SEWER: \$473,875,\$385,615,\$313,666

HOMER ACCELERATED WATER AND SEWER PROGRAM (HAWSP) SHARE: WATER: \$70,869 \$62,024 \$74,987 SEWER: \$157,958 \$128,538 \$104,555 ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION PRINCIPAL FORGIVENESS GRANT: WATER PROJECTS ONLY: \$225,690

	PROPERTY OWNER NAME & ADDRESS	LEGAL DESCRIPTION & PARCEL NUMBER	ASSESSED PROPERTY VALUE	ASSESSED ESTIMATED PROPERTY OWNER SHARE OF ASSESSMENT ASSESSMENT METHOD
***************************************	PEREIRA, KATRHIN 3476 S. HORSESHOE LAKE RD WASILLA, AK 99623			
27	VANN REVOCABLE TRUST PO BOX 561 KASILOF AK 99610-0561	T 6S R 13W SEC 20 Seward Meridian HM PTN GL 2 BEGIN INTERSECTION OF N BOUNDARY LT 2 & RR ROW TH E TO PT 400 FT FROM 1/16 CRNR TH S TO BEACH TH NW 100 FT TH N T O NORTH SIDE OF OLD RR ROW TH NW TO POB #17714008	\$248,000	Water \$7874 \$39,924 \$13,253 \$11,840 Sewer \$20603 \$84,722 \$18,897 \$17,426