



MEMORANDUM

CC-26-160

Resolution 26-054, A Resolution of the City Council of Homer, Alaska Acknowledging the Sufficiency of the South Slope Drive Sewer Improvement Special Assessment District Petition and Approving the Improvement Plan, Estimated Cost of Improvement and Assessment Methodology

Item Type: Backup Memorandum,
Prepared For: Mayor Lord and Homer City Council
Date: August 14, 2026
From: Amy Woodruff, City Clerk
Through: Melissa Jacobsen, City Manager

SUMMARY:

While City Code requires that we hold a public hearing on the matter of the proposed Special Assessment District, it is the recommendation of the Clerk that this resolution be voted down due to the documented objection of the owners of 6 of the 8 benefiting properties.

BACKGROUND:

This special assessment district petition for sewer only was filed by Beauregard Burgess in late 2025. The proposed district includes 8 parcels, and signatures representing a minimum of 4 property owners were needed for the petition to be sufficient. 3 signatures were received from individuals who owned 4 properties in the district, so the petition was deemed to be sufficient.

Under [HCC 17.02.040\(C\)](#), once a petition is found to be sufficient, the Clerk schedules a neighborhood meeting and refers the proposal to the Public Works Director for the creation of a District Improvement Plan. The public meeting was held on May 27, 2026, with two property owners in attendance.

After the meeting, the City Clerk received written objections from the owners of 6 of the 8 parcels in the proposed district. However, under [HCC 17.02.050\(a\)](#), once an improvement plan is completed the Clerk shall schedule a public hearing.

Given that 75% of the owners in the proposed district oppose the proposed district, and that their objection is not based on cost, but general opposition to the proposed district, the Clerk recommends that Council vote down the resolution rather than adjust the share of the cost to comply with [HCC 17.02.050\(b\)](#).

RECOMMENDATION: Vote against the adoption of Resolution 26-054

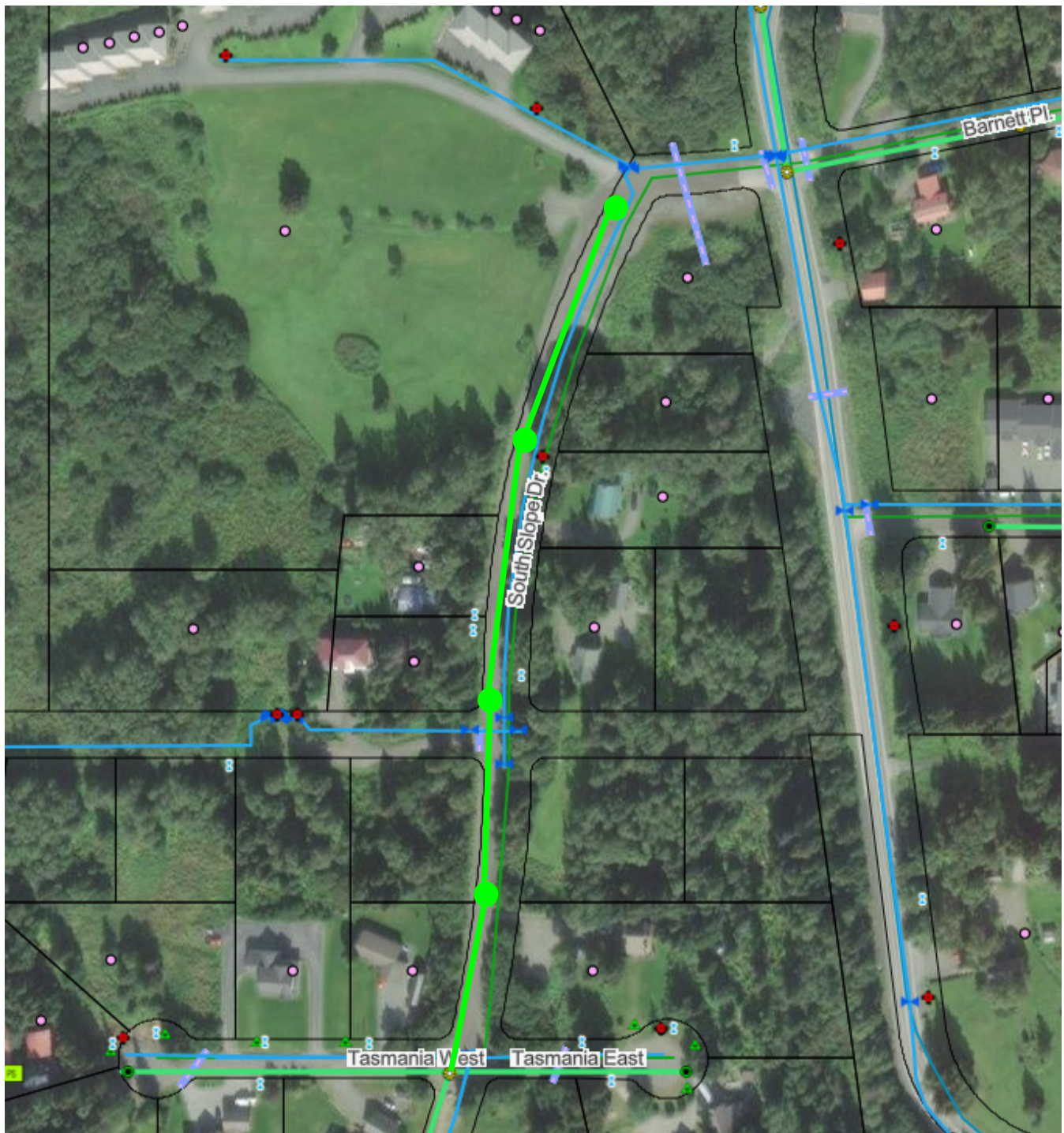
ATTACHMENTS:

Improvement Plan

Estimated Cost of Improvement

Objections to the South Slope Drive Sewer Special Assessment District

South Slope Drive Sewer Extension
Approximately 1,100 ft - \$470,000



Engineer's Construction Cost Estimate - South Slope Sewer Extension SAD

Item Number	Pay Item Description	Unit	Estimated Quantity	Unit Bid Price	Total Amount
	Topographic Design Survey		1	\$ 12,000.00	\$ 12,000.00
	Design Plans, Specifications, Estimates		1	\$ 40,000.00	\$ 40,000.00
	Mobilization and Demobilization	Lump Sum	1	\$ 10,000.00	\$ 10,000.00
	Construction Surveying	Lump Sum	1	\$ 8,000.00	\$ 8,000.00
	Traffic Maintenance	Lump Sum	1	\$ 7,500.00	\$ 7,500.00
	Clearing and Grubbing	Lump Sum	1	\$ 5,000.00	\$ 5,000.00
	Removal of Obstructions (Culvert Pipe)	Linear Foot	200	\$ 12.00	\$ 2,400.00
	Unusable Excavation	Cubic Yard	800	\$ 30.00	\$ 24,000.00
	Ditch Linear Grading	Linear Foot	1,100	\$ 15.00	\$ 16,500.00
	Type III Classified Fill and Backfill	Ton	1,300	\$ 30.00	\$ 39,000.00
	Leveling Course	Ton	275	\$ 45.00	\$ 12,375.00
	Reconstruct Driveway	Each	4	\$ 2,500.00	\$ 10,000.00
	F&I Sewer Manhole	Each	5	\$ 3,500.00	\$ 17,500.00
	Trench Excavation & Backfill	Linear Foot	1100	\$ 25.00	\$ 27,500.00
	F&I Sewer Service	Each	10	\$ 2,500.00	\$ 25,000.00
	F&I 8" DIP Sewer Pipe	Linear Foot	1100	\$ 135.00	\$ 148,500.00
	SWPPP	Lump Sum	1	\$ 5,000.00	\$ 5,000.00
	F&I 4" Thick Rigid Insulation Board	Square Foot	1200	\$ 5.00	\$ 6,000.00
	Non-Woven Geotextile Fabric	Square Yard	1250	\$ 6.00	\$ 7,500.00
	Seeding (Type I)	MSF	10	\$ 800.00	\$ 8,000.00
	Topsoil (4")	MSF	10	\$ 800.00	\$ 8,000.00
	Furnish and Install CMP (18", 16 Gauge)	LF	200	\$ 150.00	\$ 30,000.00
				Total Est.:	\$ 469,775.00

Condon/
Frommer

June 1, 2026

Email address: clerk@cityofhomer-ak.gov

Subject line: Opposition to proposed South Slope sewer project

Dear City Clerk,

My name is Melina Frommer and I own one of the eight lots on South Slope Dr. that would be impacted by the petition for sewer improvements submitted by Beau Burgess and approved by the City in December of 2025.

I would like to put in writing, for the record, that I am opposed to this project moving forward.

(Add anything else you wish, but this alone should be enough.)

Thank you.

Sincerely,

Melina Frommer

From: [Elizabeth Graber](#)
To: [Department Clerk](#)
Subject: Objection to South Slope sewer improvement project
Date: Monday, June 1, 2026 4:14:38 PM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear City Clerk,

My name is F. Elizabeth Graber. My husband (Michael Hawfield) and I own two of the eight lots on South Slope Dr. that would be impacted by the petition for sewer improvements that was submitted by Beau Burgess and approved by the City in December of 2025.

We would like it to be put on the record, in writing, that we are opposed to this project.

We already have a well maintained and smoothly functioning septic system on the lot our home sits on, and we have no intention of ever building on the second lot below us. We therefore have no desire to pay double assessments for a sewer utility that we do not need. In addition, if our current septic system were to ever need replacing in the years to come, it would cost us far less to completely replace it than to carry the burden of paying 20-year assessments on two lots. Furthermore, it is our understanding that we would also carry the financial burden of removing our current system if/when the tank were to fail.

After receiving a certified letter notifying us of Beau's petition, we had heard nothing further about this project well into May. The paperwork we received from the City in January clearly states that if the project were to move into Phase 2--a neighborhood meeting--the property owners of record would be notified by mail of the date, time and location of the meeting. Instead, it was completely by chance while chatting on Saturday 5/30 with Mark Zeiset, the neighbor above us, that we learned a "neighborhood meeting" had already taken place on Wednesday 5/27/26 with only two attendees: Mark and Beau. It's interesting to note that Beau appeared quite well prepared to argue his case while we didn't even know the meeting was happening. Beau also seems to feel it would be appropriate to bid on doing to work himself and profiting from this project, which in our minds would be a clear conflict of interest.

We were home Wednesday night, and we would have definitely been at that meeting if we had known about it. Unfortunately, we received no notice from the City; no letter, no phone call, nothing at all to let us know this meeting was taking place. The only notice Mark received was a phone message from the City just a short day or two prior to the meeting. Why weren't all of the impacted property owners well informed about this when the project involves such a small number of people potentially sharing such a large financial burden?

Again, for the record, we oppose this project. In addition, we are unhappy that the project has moved this far without receiving any opportunity at all to offer our input other than not responding to the initial certified letter we received in January--which we understood to mean that by not responding, we had no interest in seeing the project move forward. Also for the record, before choosing not to respond, we spoke in person with personnel at both the City Clerk's office and Public Works to learn more about what would be involved, so we were doing our best to understand the process.

Thank you for taking note of our objection and making sure that we are fully informed of any

further discussion or action to be taken with regard to this project.

Sincerely,

Elizabeth Graber and Michael Hawfield

From: [Jacob Lemon](#)
To: [Department Clerk](#)
Subject: City sewer improvement
Date: Monday, June 1, 2026 10:42:54 PM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello This Is Jacob Lemon and I own 2 lots on south slope dr. I don't wish to go forward with the city sewer improvement project.

From: [Mark Zeiset](#)
To: [Department Clerk](#); [Department Public Works](#); [Department Clerk](#)
Subject: South Slope Rd Sewer assessment
Date: Monday, June 1, 2026 8:23:21 AM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning,

Thank you for our community meeting last Wednesday at the city hall (upstairs). I appreciate the information and maps provided.

I want to officially let the City of Homer and Public Works know that I am opposed to the South Slope Road sewer assessment and upgrade.

I also spoke with three neighbors, and they oppose it as well. I know you will need their comments directly from them. I wanted to give you a heads up.

I own the 4646 South Slope Rd lot.

Thank you
Mark Zeiset

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Mark Zeiset
South Central Radar LLC
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Homer, AK 99603
Phone: 907-235-8008
email: mark@southcentralradar.com

