

**CITY OF HOMER  
HOMER, ALASKA**

City Manager

**RESOLUTION 20-062**

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,  
INITIATING A SEAWALL IMPROVEMENT SPECIAL ASSESSMENT  
DISTRICT FOR ARMOR ROCK TOE IMPROVEMENTS.

WHEREAS, At the request of homeowners for the City's assistance, a seawall was engineered and constructed along the Ocean Drive Loop bluff in 2002 as an effort to mitigate erosion impacts to lots along the ocean bluff; and

WHEREAS, This effort began with the adoption of Resolution 00-89(A) finding a need to create the Ocean Drive Loop Bluff Erosion Control Improvement District; and

WHEREAS, Over the years regularly occurring winter storms with high tides and high winds have caused major storm damage to the seawall and resulted in the need for continued repair of the wall; and

WHEREAS, Emergency Ordinance 11-49(S) created the Ocean Drive Loop Special Service District (ODLSSD) to collect tax revenues from benefitted property owners to support maintenance and repair of the seawall, which they own and is located on their properties; and

WHEREAS, The ODLSSD total tax revenues received from benefitted property owners range from \$25,000 to \$30,000 annually and don't sufficiently cover the increasing seawall maintenance costs; and

WHEREAS, Emergency repairs to the seawall have to be performed on an emergency basis in order to prevent further damage and remain in compliance with the U.S. Army Corps of Engineers (Corps) permit for the seawall; and

WHEREAS, In the most recent winter storms the seawall received significant damage that threatens the wall's integrity with 20 of the 85 wood panels needing complete rebuild, and more frequent sink holes behind the wall indicate failure of the fiberglass sheet piling along the toe of the wall; and

WHEREAS, Upcoming winter storms with high winds and high tides will continue to damage the wall and could potentially result in complete wall failure; and

WHEREAS, HDR, Inc. provided a technical review of the seawall and provided a Homer Seawall Alternatives Analysis dated June, 27, 2019 that reviewed and provided concepts for



43 improving the structure to reduce maintenance costs and extend the functional life of the  
44 structure, and indicated armor rock placement to protect the toe of the wall to be the most  
45 practical and cost effective solution which the homeowners who attended the community  
46 meetings in 2019 also agreed to as the best approach; and

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48 WHEREAS, The creation of a Seawall Improvement Special Assessment District (SAD) for  
49 the cost of placement of the armor rock was addressed at a worksession held May 18, 2020 and  
50 financing for the armor rock may be available through a low interest Alaska Department of  
51 Environmental Conservation (ADEC)/Environmental Protection Agency (EPA) revolving loan;  
52 and

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54 WHEREAS, The ODLSSD, which is responsible for generating maintenance funds  
55 through an annually established mil rate, will remain in place to provide for long-term  
56 maintenance costs; and

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58 WHEREAS, HCC 17.02.040(a)(1) authorizes the City Council by a vote of not less than  
59 three fourths of its membership to initiate a SAD; and

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61 WHEREAS, The City Council deems it necessary and in the best interest to initiate a SAD  
62 for the benefitted property owners along and within proximity to the seawall as identified in  
63 the Seawall Improvement Special Assessment District for Armored Toe Improvement Proposal  
64 (Attachment A) to provide necessary improvements to the seawall, pursuant to HCC 17.02.040;  
65 and

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67 WHEREAS, Including properties beyond those directly impacted will provide owners of  
68 real property that may be impacted by future seawall failure the opportunity to receive SAD  
69 notices, engage in discussion of the improvement plan presented at the meeting of record  
70 owners of property in the proposed district, and participate in the objection process if they so  
71 choose; and

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73 WHEREAS, HCC 17.02.040(c) provides that upon the Council's initiation of a SAD the  
74 Clerk shall schedule a meeting of record owners of property in the proposed district, and refer  
75 the proposed district to the Public Works Director for the preparation of an improvement plan  
76 for the district; and

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78 WHEREAS, The City has been facilitating maintenance of the wall, as required by the  
79 Corps permit. If the property owners fail to create the Seawall Improvement SAD, based on the  
80 increasing cost of maintenance, the City will not have the financial resources necessary to  
81 continue maintaining the wall.

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83 NOW THEREFORE, BE IT RESOLVED:

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