

42 WHEREAS, Action on this matter was further postponed to provide written public notice
43 on different iterations of assessment methodologies for property owner consideration; and
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45 WHEREAS, On February 10, 2022 the City Clerk’s Office mailed notice to property owners
46 in the Bunnell Avenue/Charles Way SAD of a proposed hybrid method of assessment, an
47 informational memorandum from the Public Works Director, preliminary assessment roll, and
48 a statement of objection to special assessment district with a deadline of 5:00 p.m. March 14,
49 2022 to object; and
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51 WHEREAS, To date, one objection has been received; and
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53 WHEREAS, Resolution 21-057(S-2) proposing a benefitted method of assessment was
54 voted down on March 14, 2022 to take up this resolution recommending the hybrid method of
55 assessment.
56

57 NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska
58 acknowledges the sufficiency of the Bunnell Avenue/Charles Way SAD **and the petition bears**
59 **sufficient support that the improvements are necessary and benefit the properties**
60 **included in attachment A.**
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62 BE IT FURTHER RESOLVED that the City Council hereby approves the improvement
63 plan, estimated costs of improvement as follows:
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- 65 • The estimated cost of the sewer improvements is \$514,153 with property owners paying
66 75% (\$385,615) and the Homer Accelerated Water and Sewer Program (HAWSP) paying
67 25% (\$128,538) of the costs; and
- 68 • The estimated cost of the water improvements, including the \$225,097 Principal
69 Forgiveness Subsidy, is \$248,097, with property owners paying 75% (\$186,073) and the
70 Homer Accelerated Water and Sewer Program (HAWSP) paying 25% (\$62,024) of the
71 costs.
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73 BE IT FURTHER RESOLVED the assessment method will be a hybrid method based on
74 the following findings of the Public Work Director:
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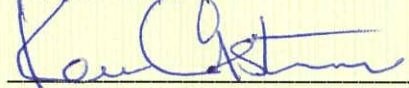
76 **Finding #1** – The Hybrid Method results in the fairest distribution of costs among the
77 private property owners. We did some sensitivity analysis to find the fairest distribution
78 of costs. We computed what the assessments would be using Equal Share Method and
79 the Benefitted Area Method, limiting the application of the Benefitted Area Method to
80 the Developable Area, as provided in HCC 17.01.010. Then, we created a Proposed
81 Assessment Roll, which applies the lesser computation for a particular property. For
82 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.

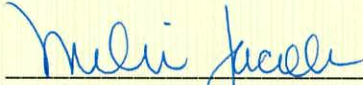
91
92 PASSED AND ADOPTED by the Homer City Council this 14th day of March, 2022.

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94
95 CITY OF HOMER

96 

97
98 KEN CASTNER, MAYOR

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100 ATTEST:

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102 
103

104 MELISSA JACOBSEN, MMC, CITY CLERK

105
106 Fiscal Note: HAWSP ~~\$128,538~~ – Sewer and ~~\$62,024~~ - Water
\$104,555 *74,987*

