

**CITY OF HOMER
HOMER, ALASKA**

City Manager

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.

WHEREAS, The Bunnell Ave/Charles Way Water and Sewer Special Assessment District (SAD) was deemed sufficient and the improvement plan, estimated cost, and assessment methodology were approved by Resolution 22-023 on March 29, 2022; and

WHEREAS, The Bunnell Ave/Charles Way SAD Final Assessment Roll for the 18 benefitted parcels was confirmed by Resolution 24-067 on June 10, 2024; and

WHEREAS, In a memo dated November 15, 2021 property owners were notified that the City would be installing E-One lift stations for existing homes as part of the sewer project to make the costs eligible for long term financing; and

WHEREAS, Eleven properties benefitted from the purchase and installation of the E-One lift stations; and

WHEREAS, Records indicate the cost to furnish and install the E-One lift stations totaled \$136,400, was included in the total cost of the district, and divided among property owners including the seven properties that did not benefit from the cost; and

WHEREAS, The total cost of the units is reduced to \$102,300 to reflect 75% property owner share of the cost. This cost is then distributed across the 18 properties per the "hybrid assessment methodology"; and

WHEREAS, The total reimbursement equates to \$67,480.81 for those seven parcels that did not benefit from the cost. The City of Homer is one of those seven parcels impacted and per the "hybrid assessment methodology" the allocated reimbursement for the City parcel is \$48,553.91. The remaining \$18,926.90 is to be reimbursement to the other six impacted parcels per the same methodology; and

WHEREAS, The purpose of this appropriation is to reimburse the owners of the seven parcels in an effort to resolve the inequity of the cost of furnishing and installing the E-One units to those owners who did not receive the benefit.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The Homer City Council hereby amends the FY25 Capital Budget by appropriating \$67,480.81 as follows:

<u>Fund</u>	<u>Description</u>	<u>Amount</u>
205	HAWSP – City Parcel	\$48,553.91
205	HAWSP – Other Impacted Property Owners	\$18,926.90

Section 2. This ordinance is a budget amendment only, is not of a permanent nature and is a non code ordinance.

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA this 24th day of March, 2025.

CITY OF HOMER

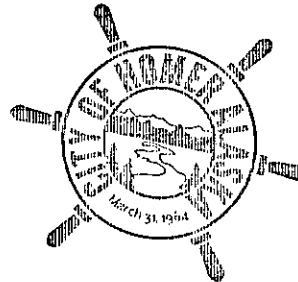

RACHEL LORD, MAYOR

ATTEST:


RENEE KRAUSE, MMC, CITY CLERK

YES: 6
NO: 0
ABSTAIN: 0
ABSENT: 0

First Reading: 1/27/25
Public Hearing: 2/10/25
Second Reading: 3/24/25 & 3/10/25
Effective Date: 3/25/25





MEMORANDUM

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: March 3, 2025
From: Melissa Jacobsen, City Manager

Chris Long and I met this morning to discuss the E-One lift station matter on his property.

The cost to the City to purchase and install the lift stations was \$12,400 per property on 11 properties. Mr. Long provided invoices to the City in the total of \$17,951.68 as shown on his invoices included in the back up materials to Ordinance 25-07. The difference between the two costs is \$5,551.68.

At this meeting Council can determine if they prefer to

- Reimburse the portion of the assessment that Mr. Long paid for the lift station installation for the other 11 properties, \$2,648.71.
- Reimburse Mr. Long for the amount of the contractors cost to the City to purchase and install the lift stations on properties with a residence, \$12,400.
- Reimburse Mr. Long for the \$12,400, plus roughly the difference of his cost, for a total of \$14,000.
- Determine another amount for reimbursement.

Depending what action the Council decides, a brief at-ease will be requested to draft appropriate amendments to Ordinance 25-07.



MEMORANDUM

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: March 3, 2025
From: Melissa Jacobsen, City Manager

When the Bunnell Ave/Charles Way Special Assessment District (SAD) was formed in March, 2022, there had been a lot of going back and forth between the City and the residents in the district to come up with an assessment methodology to get the SAD to pass. The City had strong interest in the district to get water and sewer to the City property at Bishops Beach and the methodology was adjusted to a benefited area method considering developable land per lot, with the intent of putting the most cost of the assessment district on the City's parcel, thereby creating smaller assessments for the other property owners.

The properties in this district are lower than the gravity sewer line that services the area, so each residence needs a lift station to pump the sewage up to the gravity sewer line and on to the sewer treatment plant. Property owners in the district were notified by mail in November, 2021 that properties with a residence would have a lift station purchased and installed so the cost could be financed through the SAD. It wasn't feasible to install lift stations on the vacant lots because it's harmful to the unit for it to sit in the ground unused and freeze/thaw through the winter months. Also a site plan is necessary for development on a property to determine where the lift station needs to be placed in relation to the structure.

When this district was created, Mr. Long was part owner of one lot that already has sewer and did not receive a sewer assessment. According to KPB ownership history he acquired the vacant lot in question in March, 2024 with intent to develop it and raised the issue to Public Works of having to purchase his own lift station, when they were provided to others in the district.

From the administration's perspective, it's clear that lift stations could not be installed on vacant lots in the district, and that they had to be installed for the 11 developed lots to be able to connect to the system as required. The City attempted to assist property owners by including the purchase and installation of the lift stations for those required to have them to connect. However, the City erred in

mistakenly distributing the cost district wide instead of charging the full cost of the lift stations and installation to the benefitted property owners only. From our perspective, we are responsible to pay back property owners that were incorrectly assessed for a benefit they did not receive.

I will be meeting with Mr. Long prior to the March 10th Council meeting and will provide follow up information in the supplemental packet.

Recommendation: A recommendation will be developed and provided in the March 10th supplemental packet.



MEMORANDUM

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.

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



City of Homer

www.cityofhomer-ak.gov

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



City of Homer

www.cityofhomer-ak.gov

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 Benefitted 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	unit 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 \$ 74,987

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

Construction Cost

	quantity	unit	unit price	cost
Mobilization	1	LS	\$ -	\$ -
Furnish & Install Flushing Valve	3	LF	\$ 4,000	\$ 12,000
Directional drill 2" HDPE (material separate)	1180	LF	\$ 55	\$ 64,900
Furnish & Install 2" HDPE SDR 11 Pipe	1180	LF	\$ 10	\$ 11,800
Sanitary Sewer Manhole	1	EA	\$ 15,000	\$ 15,000
Furnish & Install Pressure Sewer Service Stubout	17	EA	\$ 4,000	\$ 68,000
Furnish & Install E-One Lift Station to existing building	15	EA	\$ 12,000	\$ 180,000
Connect to Existing	1	EA	\$ 750	\$ 750
Traffic Control	0	LS	\$ -	\$ -
Construction Survey	0	LS	\$ -	\$ -
SWPP Plan	0	LS	\$ -	\$ -
Geotextile Fabric	0	SY	\$ 8	\$ -
Exist. Utility Protection	0	LS	\$ 4,500	\$ -

\$ 352,450

Construction	\$ 352,450
Design (8%)	\$ 28,196
Inspection (3%)	\$ 10,574
City Administration (5%)	\$ 9,379
Contengency (5%)	\$ 17,623

Total Project Cost	\$ 418,221
Property Owner Share	\$ 313,666
City (HAWSP) Share	\$ 104,555

Reduced area quantity	Reduced area unit	Reduced area cost
0	LS	\$ -
2	EA	\$ 8,000

550 LF \$ 30,250

550 LF \$ 5,500
1 EA 15,000

2 EA \$ 8,000

1 EA \$ 12,000
1 EA \$ 750

0 EA \$ -

0 EA \$ -

0 SY \$ -

0 LS \$ -

\$ 79,500
\$ 6,360
\$ 2,385
\$ 3,975
\$ 3,975

\$ 96,195
\$ 72,146
\$ 24,049

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

	Legal Description	KPB Parcel ID #	Owner	Frontage (ft)	Lot Area (SF)	Benefitted Area *	Estimated Assessment Based on Developable Area Method
3	WR Benson Subd Amended, Lot 154	17716418	Dam Revocable Trust	50	7500	7500	\$4,977
4	WR Benson Subd Amended, Lot 153	17716417	Guetschow	50	7500	7500	\$4,977
5	WR Benson Subd Amended, Lot 152	17716416	Logan	50	7500	7500	\$4,977
6	WR Benson Subd Amended, Lot 151	17716415	Long	50	7500	7500	\$4,977
7	WR Benson Subd Amended, Lot 150	17716414	Connolly	50	7500	7500	\$4,977
14	WR Benson Subd Amended, Lot 162	17716444	Lindsey/Savidge	50	7500	7500	\$4,977
15	WR Benson Subd, 2008 Replat, Lot 165-A	17716452	Johnson	100	15000	15000	\$9,955
16	WR Benson Subd Amended, Lot 167	17716439	Larson/Raupp	50	7500	7500	\$4,977
17	WR Benson Subd Amended, Lot 168	17716438	Baughner	50	7500	7500	\$4,977
18	WR Benson Subd Amended, Lot 169	17716437	Baughner	50	7500	7500	\$4,977
19	WR Benson Subd Amended, Lot 171	17716435	Vernon	50	7500	7500	\$4,977
20	WR Benson Subd Amended, Lot 172	17716434	Vernon	50	7500	7500	\$4,977
21	WR Benson Subd Amended, Lot 173	17716433	Logan IRA LLC	50	7500	7500	\$4,977
22	WR Benson Subd Amended, Lot 174	17716432	Logan IRA LLC	50	7500	7500	\$4,977
23	WR Benson Subd Amended, Lot 175	17716431	Hillstrand	50	7500	7500	\$4,977
24	WR Benson Subd Amended, Lot 176	17716430	Hillstrand	50	7500	7500	\$4,977
25	Bishop's Beach Park	17714010	City of Homer	494	150718	150718	\$100,025
26	Portion of Government Lot 2, T 6S R 13W S 20	17714009	Johnson	200	108464	40782	\$27,065
27	Portion of Government Lot 2, T 6S R 13W S 20	17714008	Vann Revocable Trust	400	54450	19970	\$13,253
				1944	441132	338970	\$224,960

* benefitted area is the usable front 200 feet of the lot.

20 yr financing, interest rate 2%,

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

Legal Description		KPB Parcel ID #	Owner	Lot Area (SF)	Benefitted Area* (SF)	Estimated Assessment based on Benefitted Area
3	WR Benson Subd Amended, Lot 154	17716418	Dam Revocable Trust	7500	7500	\$7,097
4	WR Benson Subd Amended, Lot 153	17716417	Guetschow	7500	7500	\$7,097
5	WR Benson Subd Amended, Lot 152	17716416	Logan	7500	7500	\$7,097
6	WR Benson Subd Amended, Lot 150	17716414	Connolly	7500	7500	\$7,097
10	WR Benson Subd Amended, Lot 162	17716444	Lindsey/Savidge	7500	7500	\$7,097
11	WR Benson Subd, 2008 Replat, Lot 165-A	17716452	Johnson	15000	15000	\$14,194
12	WR Benson Subd Amended, Lot 167	17716439	Larson/Raupp	7500	7500	\$7,097
13	WR Benson Subd Amended, Lot 168	17716438	Baughner	7500	7500	\$7,097
14	WR Benson Subd Amended, Lot 169	17716437	Baughner	7500	7500	\$7,097
15	WR Benson Subd Amended, Lot 171	17716435	Vernon	7500	7500	\$7,097
16	WR Benson Subd Amended, Lot 172	17716434	Vernon	7500	7500	\$7,097
17	WR Benson Subd Amended, Lot 173	17716433	Logan IRA LLC	7500	7500	\$7,097
18	WR Benson Subd Amended, Lot 174	17716432	Logan IRA LLC	7500	7500	\$7,097
19	WR Benson Subd Amended, Lot 175	17716431	Hillstrand	7500	7500	\$7,097
20	WR Benson Subd Amended, Lot 176	17716430	Hillstrand	7500	7500	\$7,097
21	Bishop's Beach Park	17714010	City of Homer	150718	150718	\$142,622
22	Portion of Government Lot 2, T 6S R 13W S 20	17714009	Johnson	108464	40782	\$38,591
23	Portion of Government Lot 2, T 6S R 13W S 20	17714008	Vann Revocable Trust	54450	19,970	\$18,897
				433632	331470	\$313,666

* benefitted area is the front 200 feet of the lot.

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**

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
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 \$7874 <u>\$4,359</u> <u>\$4,977</u> Sewer \$20603 <u>\$9,249</u> <u>\$7,097</u>
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 \$7874 <u>\$4,359</u> <u>\$4,977</u> Sewer \$20603 <u>\$9,249</u> <u>\$7,097</u>
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 \$7874 <u>\$4,359</u> <u>\$4,977</u> Sewer \$20603 <u>\$9,249</u> <u>\$7,097</u>
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 \$7874 <u>\$4,359</u> <u>\$4,977</u> (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 \$7874 <u>\$4,359</u> <u>\$4,977</u> Sewer \$20603 <u>\$9,249</u> <u>\$7,097</u>
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 <u>\$4,359</u> <u>\$4,977</u> Sewer \$20603 <u>\$9,249</u> <u>\$7,097</u>

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

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
15 JOHNSON PAUL MATTHEW 124 E 23 RD AVE ANCHORAGE, AK 99503-2010	T 6S R 13W SEC 20 Seward Meridian HM 2008066 W R BENSON'S SUB 2008 REPLAT LOT 165-A #17716452	\$186,200	Water \$7874 \$8,717 \$9,955 Sewer \$20603 \$18,498 \$14,194
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 \$7874 \$4,359 \$4,977 Sewer \$20603 \$9,249 \$7,097
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 \$7874 \$4,359 \$4,977 Sewer \$20603 \$9,249 \$7,097
18	T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON SUB AMENDED LOT 169 #17716437	\$43,300	Water \$7874 \$4,359 \$4,977 Sewer \$20603 \$9,249 \$7,097
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 \$7874 \$4,359 \$4,977 Sewer \$20603 \$9,249 \$7,097
20	T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON SUB AMENDED LOT 172 #17716434	\$41,300	Water \$7874 \$4,359 \$4,977 Sewer \$20603 \$9,249 \$7,097
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 \$7874 \$4,359 \$4,977 Sewer \$20603 \$9,249 \$7,097
22	T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON SUB AMENDED LOT 174 #17716432	\$58,100	Water \$7874 \$4,359 \$4,977 Sewer \$20603 \$9,249 \$7,097

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**

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
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 \$7874 <u>\$4,359</u> <u>\$4,977</u> Sewer \$20603 <u>\$9,249</u> <u>\$7,097</u>
24		T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON SUB AMENDED LOT 176 #17716430	\$36,000	Water \$7874 <u>\$4,359</u> <u>\$4,977</u> Sewer \$20603 <u>\$9,249</u> <u>\$7,097</u>
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 \$7874 <u>\$23,700</u> <u>\$100,025</u> Sewer \$20603 <u>\$102,613</u> <u>\$142,622</u>
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 <u>\$23,700</u> <u>\$27,065</u> Sewer \$20603 <u>\$50,293</u> <u>\$38,591</u>
27	VANN REVOCABLE TRUST PO BOX 561 KASIOLOF 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 <u>\$39,924</u> <u>\$13,253</u> Sewer \$20603 <u>\$84,722</u> <u>\$18,897</u>

**CITY OF HOMER
HOMER, ALASKA**

City Clerk

RESOLUTION 22-023

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA
ACKNOWLEDGING THE SUFFICIENCY OF THE BUNNELL
AVENUE/CHARLES WAY WATER AND SEWER IMPROVEMENT
SPECIAL ASSESSMENT DISTRICTS AND APPROVING THE
IMPROVEMENT PLAN, ESTIMATED COST OF IMPROVEMENTS AND
ASSESSMENT METHODOLOGY, AND SUPERSEDING RESOLUTION
22-017(A).

WHEREAS, The Homer City Council adopted Resolution 21-030 initiating the process to
form the Bunnell Avenue/Charles Way Water and Sewer Special Improvement Districts
(Bunnell Avenue/Charles Way SAD); and

WHEREAS, The Bunnell Avenue/Charles Way Water and Sewer SAD boundaries includes
property fronting Bunnell Avenue and Charles Way; and

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
property owner assessment projections; and

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
17.02.050; and

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
Council may not proceed with the improvement unless it revises the improvement plan to
reduce the assessed cost to less than 50% of the assessed cost of the improvement; and

WHEREAS, The deadline to receive written objections was August 8, 2021 and two
written objections were received, with one additional object coming in after the deadline; and

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
the opportunity to consider amending the boundaries and assessment methodology, and
consider existing service through spaghetti for some properties; and

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

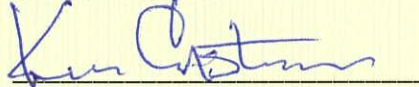
the smaller lots, the lesser computation is the Benefitted Area Method. For the larger lots, the lesser computation is the Equal Share Method. The Benefitted Area Method penalizes the larger lots who will receive no greater benefit for their higher assessment.

Finding #2 – The Hybrid Method does not unreasonably penalize the City as the owner of Bishop's Beach Park. The Hybrid Method results in a proposed assessment for the City, which is about 15% higher than what it would be under the Benefitted Area Method. This is appropriate as this park, one of Homer's most popular, provides community-wide benefit.

BE IT FURTHER RESOLVED that this supersedes Resolution 22-017(A).

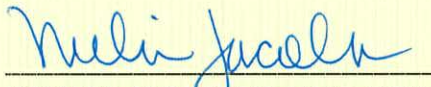
PASSED AND ADOPTED by the Homer City Council this 29th day of March, 2022.

CITY OF HOMER



KEN CASTNER, MAYOR

ATTEST:



MELISSA JACOBSEN, MMC, CITY CLERK

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



AMENDED PRELIMINARY ASSESSMENT ROLL (Hybrid Method 02/10/22) Attachment A to Resolution 22-023

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
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 \$7874 \$4,359 \$4,977 Sewer \$20603 \$9,249 \$7,097
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 \$7874 \$4,359 \$4,977 Sewer \$20603 \$9,249 \$7,097
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 \$7874 \$4,359 \$4,977 Sewer \$20603 \$9,249 \$7,097
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 \$7874 \$4,359 \$4,977 (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 \$7874 \$4,359 \$4,977 Sewer \$20603 \$9,249 \$7,097
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 \$4,977 Sewer \$20603 \$9,249 \$7,097

AMENDED PRELIMINARY ASSESSMENT ROLL (Hybrid Method 02/10/22) Attachment A to Resolution 22-023

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**
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	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 RD 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 \$7874 \$8,717 <u>\$9,955</u> Sewer \$20603 \$18,498 <u>\$14,194</u>
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 \$7874 \$4,359 <u>\$4,977</u> Sewer \$20603 \$9,249 <u>\$7,097</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 \$7874 \$4,359 <u>\$4,977</u> Sewer \$20603 \$9,249 <u>\$7,097</u>
18		T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON SUB AMENDED LOT 169 #17716437	\$43,300	Water \$7874 \$4,359 <u>\$4,977</u> Sewer \$20603 \$9,249 <u>\$7,097</u>
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 \$7874 \$4,359 <u>\$4,977</u> Sewer \$20603 \$9,249 <u>\$7,097</u>
20		T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON SUB AMENDED LOT 172 #17716434	\$41,300	Water \$7874 \$4,359 <u>\$4,977</u> Sewer \$20603 \$9,249 <u>\$7,097</u>

AMENDED PRELIMINARY ASSESSMENT ROLL (Hybrid Method 02/10/22) Attachment A to Resolution 22-023

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

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22		T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON SUB AMENDED LOT 174 #17716432	\$58,100	Water \$7874 \$4,359 <u>\$4,977</u> Sewer \$20603 \$9,249 <u>\$7,097</u>
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 \$7874 \$4,359 <u>\$4,977</u> Sewer \$20603 \$9,249 <u>\$7,097</u>
24		T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON SUB AMENDED LOT 176 #17716430	\$36,000	Water \$7874 \$4,359 <u>\$4,977</u> Sewer \$20603 \$9,249 <u>\$7,097</u>
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 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	\$593,900	Water \$7874 \$23,700 \$100,025 <u>\$116,670</u> Sewer \$20603 \$102,613 \$142,622 <u>\$165,260</u>
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 <u>\$11,840</u> Sewer \$20603 \$50,293 \$38,591 <u>\$17,426</u>

AMENDED PRELIMINARY ASSESSMENT ROLL (Hybrid Method 02/10/22) Attachment A to Resolution 22-023

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
	PEREIRA, KATRHIN 3476 S. HORSESHOE LAKE RD WASILLA, AK 99623			
27	VANN REVOCABLE TRUST PO BOX 561 KASLOF 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 <u>\$11,840</u> Sewer \$20603 \$84,722 \$18,897 <u>\$17,426</u>



MEMORANDUM

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 20, 2025
From: Melissa Jacobsen, City Manager

From 2021-2024 the City worked with property owners to create and complete the Charles Way/Bunnell Avenue water and sewer special assessment district (SAD).

Lift stations are necessary for sewer in the area. In 2021 when the district was being negotiated, a memorandum dated November 15, 2021 to property owners in the district stated “we will be installing E-One lift stations for existing homes as part of the project, which would make the costs eligible for the long term financing”. Water and sewer SADs are financed through Alaska Department of Environmental Conservation (ADEC) Clean Water and Drinking Water loans which provides the opportunity for property owners to pay their assessments over time with a low interest rate.

When the district was approved and constructed the City purchased and installed E-One lift stations on 11 of the 18 lots in the district. The cost of purchase and installation was \$12,400 per unit, \$136,400 total, and was distributed among all the property owners in the district.

This came to the attention of the current administration in late August or early September when Public Works staff was contacted by Chris Long, a property owner in the SAD, who is seeking relief from the cost of having to install an E-One lift station on a lot he owns that was vacant when the SAD was built out.

Mr. Long owns 261 E. Bunnell Ave and the lot next door that was vacant when the district was developed and built out. Mr. Long contacted Public Works with a complaint that his empty lot is being assessed at the same rate as his two neighbors who were provided a lift station. When developing is vacant lot he had to purchase and install his own E-One lift station at the cost of \$17,951.68. He has requested to be reimbursed for the invoices he provided.

Because the cost of the E-One lift stations was distributed among the entire district, staff believes the property owners who did not receive the benefit of the lift stations should be reimbursed their portion of the assessment from the Homer Accelerated Water and Sewer Program (HAWSP) fund. A “hybrid assessment methodology” of benefitted area for some parcels and equal shares for others was used to create this district, the reimbursements are based on the methodology used for each parcel. The City is a property owner in the district that was assessed using the benefitted area methodology and will also receive this reimbursement.

I appreciate Mr. Long’s patience while I worked with Public Works staff and Finance staff on the necessary research to unravel this matter.

RECOMMENDATION: Adopt an ordinance to appropriate HAWSP funds for the purpose of reimbursing a portion of the sewer assessment to property owners in the Charles Way/Bunnell Ave who did not receive the benefit of an E-One lift station.

Attachments:

November 2021 mail out to property owners in the district
Resolution 24-067 and final assessment roll
Letter and invoices from Chris Long



City of Homer

www.cityofhomer-ak.gov

Office of the City Clerk

491 East Pioneer Avenue

Homer, Alaska 99603

clerk@cityofhomer-ak.gov

(p) 907-235-3130

(f) 907-235-3143

November 16, 2021

Dear Property Owner,

The Charles Way/Bunnell Avenue Water and Sewer Special Assessment District (SAD) has been amended to use a benefitted 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 preliminary assessment roll, an update map of the proposed district, and an objection form.

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 December 13, 2021. 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, and postponed a second time to allow for noticing property owners of the updated district boundaries, methodology, and estimated assessment amounts.

If you object to the updated Charles Way/Bunnell Avenue Water and Sewer SAD, please put your objections in writing on the form included and return it to the City Clerk's office before 5:00 p.m. on Monday, December 13, 2021. You may submit it by email to clerk@ci.homer.ak.us, by fax 907-235-3143, or deliver it to City Hall. There are drop boxes at both entrances City Hall for delivery after hours. There is an opportunity to make verbal comments regarding the SAD at the meeting in person or by Zoom.

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, December 9, 2021.

Please feel free to contact me at the phone number or email above if you have questions.

Respectfully,

Melissa Jacobsen, City Clerk



City of Homer

www.cityofhomer-ak.gov

Public Works

3575 Heath Street
Homer, AK 99603

publicworks@cityofhomer-ak.gov

(p) 907-235-3170

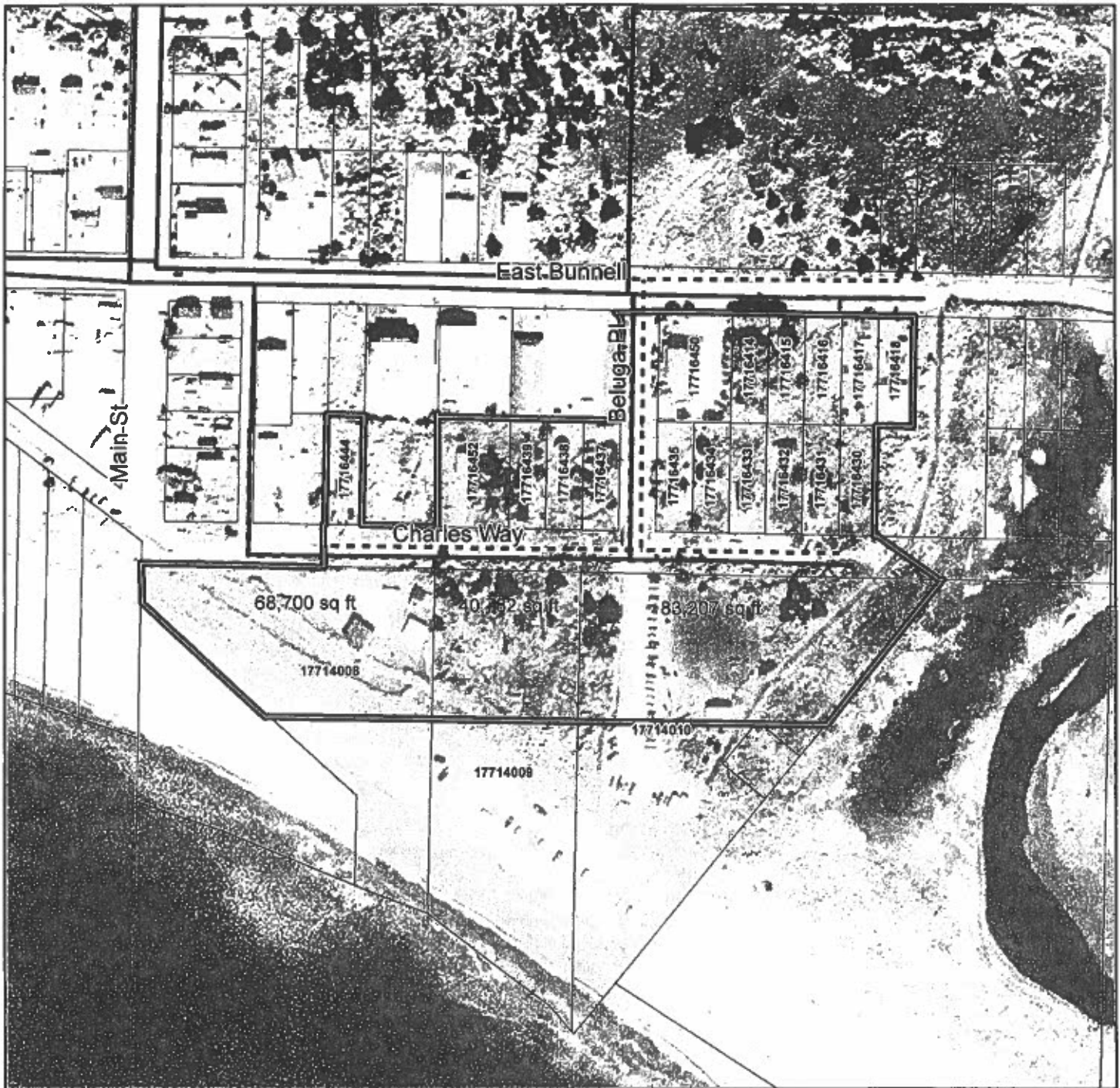
(f) 907-235-3145

Memorandum

TO: Property Owners in Bunnell Road/Charles Way Neighborhood
FROM: Janette Keiser, PE, Director of Public Works
DATE: November 15, 2021
SUBJECT: Update – Charles Way /Bunnell Ave Water & Sewer Special Assessment Districts

Purpose of Memorandum: On May 10, 2021, the City Council adopted Resolution 21-030 initiating the process for creating Special Assessment Districts to bring City water and sewer to this neighborhood. The project is challenging because of the neighborhood's geography – flat ground, high water table and surrounding wetlands. Plus, it is a mixed-use neighborhood, with seasonal homes, full-time residents, multiple businesses, undeveloped areas and a popular City park. We've held multiple neighborhood meetings, met with individual property owners, and held at least one public hearing to better understand the neighborhood's needs and concerns. We've also conducted preliminary engineering to better understand the neighborhood's technical constraints. This work has led us to adopt new strategies that will reduce minimize costs and adverse environmental impact.

- a. **Boundaries of the District.** We have shrunk the size of the District by only including properties, which would benefit from City water and sewer. Primarily, we have excluded properties, which are already served by City water and sewer via a "spaghetti line", which were permitted and inspected by the City.
- b. **Spaghetti Lines.** We plan to re-purpose the existing "spaghetti lines" by connecting the new main extensions to them, thereby reducing costs and reducing environmental impact.
- c. **Disruption to Wetlands.** Multiple residents expressed concern that construction would adversely affect the neighborhood's extensive wetlands. We have re-aligned the water/sewer main routes to avoid the most sensitive part of the wetlands, next to Beluga Slough. Further, we plan to use "directional drilling" rather than open trenching to install most of the water/sewer main extensions. These strategies will minimize environmental impact.
- d. **Method of Assessment.** We have, in a separate memorandum, recommended adoption of the "Benefited Area" method of assessment. This strategy allocates a more equitable share of the assessments to the larger properties, such as Bishop's Beach Park.
- e. **Financing has been extended.** We will be installing the E-One units for existing homes as part of the project, which should make the costs eligible for the long term financing.



Legend

- Special Assessment District
- Parcels Concerned
- Proposed Sewer Main
- Proposed Water Main
- Existing Sewer Main
- Existing Water Main

Coordinate System: NAD 1983 StatePlane Alaska 4 FIPS 5004 Feet
 Projection: Transverse Mercator
 Datum: North American 1983
 False Easting: 1,640,418.6667
 False Northing: 0.0000
 Central Meridian: -150.0000
 Scale Factor: 0.9998
 Latitude Of Origin: 54.0000
 Units: Foot US

CHARLES WAY/EAST BUNNELL WATER & SEWER EXTENSION SPECIAL ASSESSMENT DISTRICT



200 100 0 200 Feet



Dept. of Public Works
 November 16, 2021

Disclaimer:
 It is expressly understood the City of Homer, its council, board, departments, employees and agents are not responsible for any errors or omissions contained herein, or deductions, interpretations or conclusions drawn therefrom.

**CITY OF HOMER
HOMER, ALASKA**

City Clerk

RESOLUTION 24-067

A RESOLUTION OF THE HOMER CITY COUNCIL CONFIRMING THE
ASSESSMENT ROLL, ESTABLISHING DATES FOR PAYMENT OF
SPECIAL ASSESSMENTS AND ESTABLISHING DELINQUENCY,
PENALTY, AND INTEREST PROVISIONS FOR THE CHARLES
WAY/BUNNELL AVENUE WATER IMPROVEMENT SPECIAL
ASSESSMENT DISTRICT

WHEREAS, In compliance with Homer City Code Chapter 17, Improvement Districts, the
Homer City Council created the Charles Way Bunnell Avenue Water and Sewer Special
Assessment District with Resolution 21-017(A); and

WHEREAS, The Notice of Public Hearing and Notice of Right to Object dated May 10,
2024 was mailed to property owners in the district advising that written objections must be
filed with the City Clerk no later than May 21, 2024; and

WHEREAS, A Public Hearing was held on May 28, 2024 to hear objections to the final
assessment roll; and

WHEREAS, No written objections were filed by May 21, 2024; and

WHEREAS, The final assessment roll as presented by the City Clerk is attached hereto
as Attachment A, is hereby confirmed as the official assessment roll for the Charles Way Bunnell
Avenue Special Assessment Districts and the Mayor and Clerk shall be directed to sign same.

NOW, THEREFORE, BE IT RESOLVED that on or before 5:00 p.m. on October 1, 2024 all
assessments in the Charles Way Bunnell Avenue Water and Sewer Special Assessment Districts
shall become due and payable in full. All assessments not paid in full by this date shall be
considered delinquent and in default and shall have added a penalty the rate of ten and one
half percent (10.5%) per annum until paid. Should default occur, the City of Homer will institute
a civil action for a foreclosure of the assessment lien. Foreclosure shall be against all property
on which assessments are in default. All costs including collection and legal fees resulting from
such action, shall be added and incorporated into the assessed amount due plus interest and
penalties and shall be reimbursed from the proceeds of foreclosure sale of the assessed real
property.

BE IT FURTHER RESOLVED that an optional twenty (20) year payment plan for the water
and sewer assessments is offered whereby the assessments may be paid in equal yearly
installments plus interest of one and one half percent (1.5%) per annum on the unpaid balance
of the assessment. The first such installment shall be due and payable without interest on or

before 5:00 p.m. October 1, 2024 and each installment thereafter shall be due on or before October 1 of each year, plus interest on the unpaid balance of the assessment. If any annual installment payment is not received when due, the entire outstanding principle amount of the assessment shall be in default and shall be immediately due and payable. The entire outstanding assessment principle (including the annual installment) shall have added a penalty of ten and one half percent (10.5%) on the outstanding principle. The principle shall draw an additional interest at the rate of ten and one half percent (10.5%) per annum until paid. Should default occur, the City will institute civil action for foreclosure of the assessment lien. Foreclosure shall be against all property on which assessments are in default. All costs including collection and legal fees resulting from such action shall be added and incorporated into the assessed amount due plus interest and penalties, and shall be reimbursed from the proceeds of foreclosure sale of the assessed real property.

PASSED AND ADOPTED by the Homer City Council on this 10th day of June, 2024.

CITY OF HOMER



KEN CASTNER, MAYOR

ATTEST:

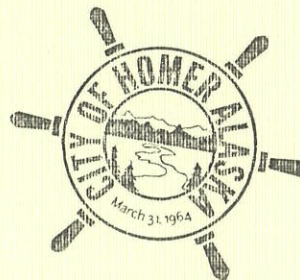


RENEE KRAUSE, MMC, ACTING CITY CLERK

Fiscal Note: Total Project Costs - Water: \$376,848.70 Sewer: \$328,800.33

HAWSP 25% Share - Water: \$94,212.18 Sewer: \$82,200.83

Property Owner 75% - Water: \$282,172.26 Sewer: \$246,599.50



FINAL ASSESSMENT ROLL**Bunnell Avenue/Charles Way Water & Sewer Improvement Special Assessment District** DATE: **April 25, 2024**TOTAL PROJECT WATER: **\$602,538.70 - \$225,690 (ADEC Principle Subsidy) = 376,848.70**TOTAL PROJECT SEWER: **\$328,800.33**Districts shall be assessed 75% property owner share of the project. WATER: **\$282,172.26** SEWER: **\$246,599.50**HOMER ACCELERATED WATER AND SEWER PROGRAM (HAWSP) SHARE: WATER: **\$94,212.18** SEWER: **\$82,200.83**

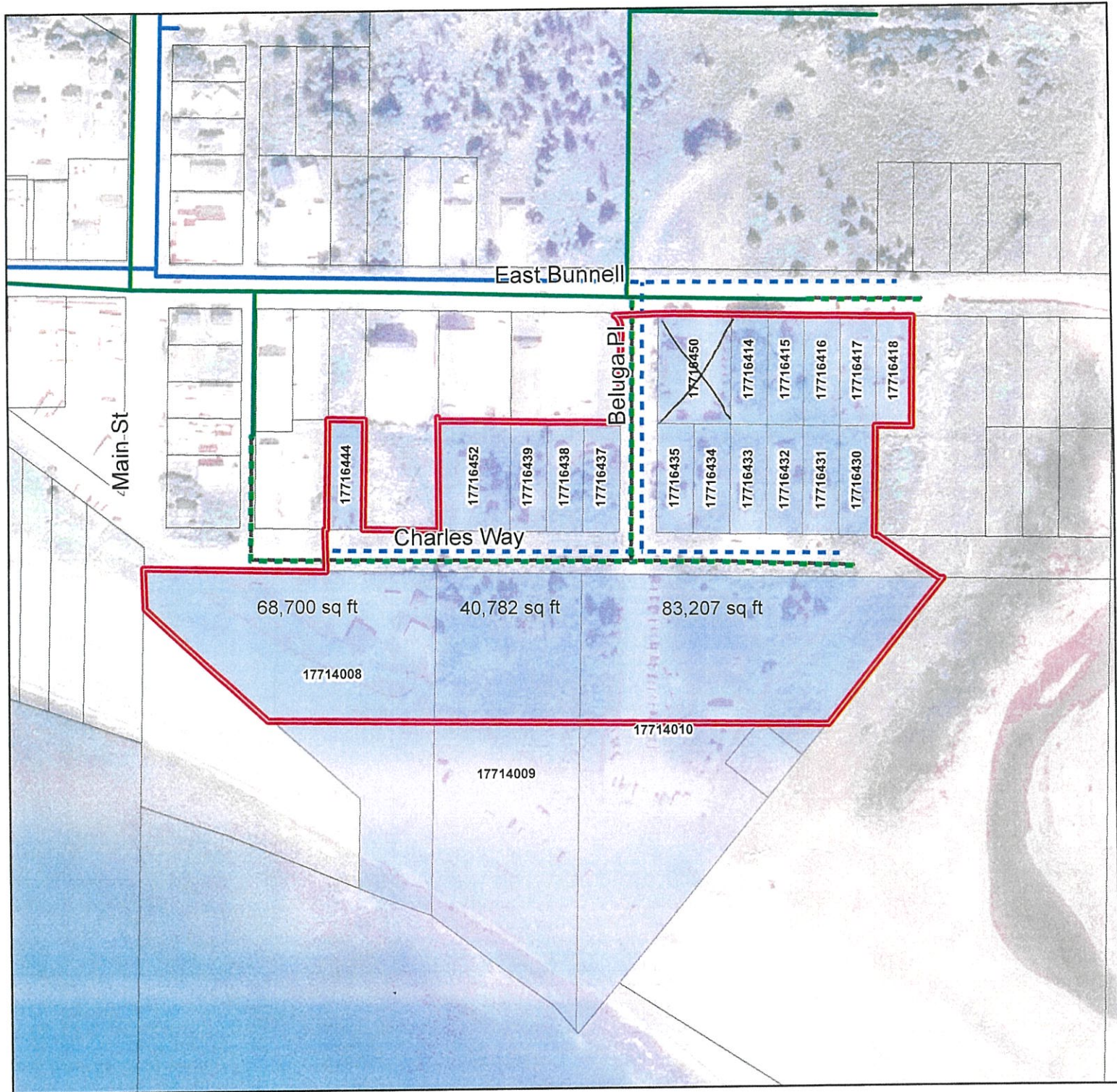
	PROPERTY OWNER NAME & ADDRESS	LEGAL DESCRIPTION & PARCEL NUMBER	ASSESSED PROPERTY VALUE	ASSESSED ESTIMATED PROPERTY OWNER SHARE OF ASSESSMENT ASSESSMENT METHOD
1.	DAM REVOCABLE TRUST 2019 PO BOX 399 DIVIDE CO 80814-0399	T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON SUB AMENDED LOT 154 #17716418	\$52,600	Water \$6,973.21 Sewer \$6,384.86
2.	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 \$6,973.21 Sewer \$6,384.86
3.	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 152 #17716416	\$45,900	Water \$6,973.21 Sewer \$6,384.86
4.		T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON SUB AMENDED LOT 151 #17716415	\$244,200	Water \$6,973.21 (Property has sewer)
5.	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 \$6,973.21 Sewer \$6,384.86
6.	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 \$6,973.21 Sewer \$6,384.86
7.	JOHNSON PAUL MATTHEW 124 E 23 RD AVE ANCHORAGE, AK 99503-2010 PEREIRA, KATHERIN 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 \$13,946.42 Sewer \$12,769.72

FINAL ASSESSMENT ROLL**Bunnell Avenue/Charles Way Water & Sewer Improvement Special Assessment District** DATE: **April 25, 2024**TOTAL PROJECT WATER: **\$602,538.70 - \$225,690 (ADEC Principle Subsidy) = 376,848.70**TOTAL PROJECT SEWER: **\$328,800.33**Districts shall be assessed 75% property owner share of the project. WATER: **\$282,172.26** SEWER: **\$246,599.50**HOMER ACCELERATED WATER AND SEWER PROGRAM (HAWSP) SHARE: WATER: **\$94,212.18** SEWER: **\$82,200.83**

	PROPERTY OWNER NAME & ADDRESS	LEGAL DESCRIPTION & PARCEL NUMBER	ASSESSED PROPERTY VALUE	ASSESSED ESTIMATED PROPERTY OWNER SHARE OF ASSESSMENT ASSESSMENT METHOD
8.	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 \$6,973.21 Sewer \$6,384.86
9.	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 \$6,973.21 Sewer \$6,384.86
10.		T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON SUB AMENDED LOT 169 #17716437	\$43,300	Water \$6,973.21 Sewer \$6,384.86
11.	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 \$6,973.21 Sewer \$6,384.86
12.		T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON SUB AMENDED LOT 172 #17716434	\$41,300	Water \$6,973.21 Sewer \$6,384.86
13.	LOGAN CHRISTINA ARLYNE 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 \$6,973.21 Sewer \$6,384.86
14.		T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON SUB AMENDED LOT 174 #17716432	\$58,100	Water \$6,973.21 Sewer \$6,384.86
15.	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 #17716431	\$102,100	Water \$6,973.21 Sewer \$6,384.86
16.		T 6S R 13W SEC 20 Seward Meridian HM 0670365 W R BENSON SUB AMENDED LOT 176 #17716430	\$36,000	Water \$6,973.21 Sewer \$6,384.86

FINAL ASSESSMENT ROLL**Bunnell Avenue/Charles Way Water & Sewer Improvement Special Assessment District** DATE: **April 25, 2024**TOTAL PROJECT WATER: **\$602,538.70 - \$225,690 (ADEC Principle Subsidy) = 376,848.70**TOTAL PROJECT SEWER: **\$328,800.33**Districts shall be assessed 75% property owner share of the project. WATER: **\$282,172.26** SEWER: **\$246,599.50**HOMER ACCELERATED WATER AND SEWER PROGRAM (HAWSP) SHARE: WATER: **\$94,212.18** SEWER: **\$82,200.83**

	PROPERTY OWNER NAME & ADDRESS	LEGAL DESCRIPTION & PARCEL NUMBER	ASSESSED PROPERTY VALUE	ASSESSED ESTIMATED PROPERTY OWNER SHARE OF ASSESSMENT ASSESSMENT METHOD
17.	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 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	\$593,900	Water \$133,925.38 Sewer \$117,041.74
18.	JOHNSON PAUL MATTHEW 124 E 23RD AVE ANCHORAGE, AK 99503-2010 PEREIRA, KATHERIN 3476 S. HORSESHOE LAKE RD WASILLA, AK 99623	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 \$14,851.17 Sewer \$13,699.97
19.	VANN REVOCABLE TRUST PO BOX 561 KASLOF 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 \$14,851.17 Sewer \$13,699.97



Legend

- Special Assessment District
- Parcels Concerned
- Proposed Sewer Main
- Proposed Water Main
- Existing Sewer Main
- Existing Water Main

Coordinate System: NAD 1983 StatePlane Alaska 4 FIPS 5004 Feet
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 False Northing: 0.0000
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 Units: Foot US

CHARLES WAY/EAST BUNNELL WATER & SEWER EXTENSION SPECIAL ASSESSMENT DISTRICT



200 100 0 200 Feet



Dept. of Public Works
November 16, 2021

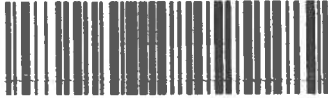
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Hi Melissa, it's Chris Long. I wanted to give you my invoices for all of the money I've spent on this water project. I would like to know what the plan will be for this? I would like to be reimbursed on these invoices. I have already started paying on the assessment of the property. So I feel like this is the best solution. I'm not trying to be a thorn in your side but I really feel like this needs a resolution. This is a lot of money that I have had to put forward and it has put some unwanted stress on me and my business. Thanks for your attention on this matter.



Invoice

Remit To
Northwest Pump Dept. LA 25257 Pasadena, CA 91185-2680



Customer #	Ship To	Invoice Date	Invoice #
10903	21	9/13/24	3522495-00
PO #	Placed By	Taken By	Page #
	Chris	Rachel Valentine	1 of 1

Bill To
Visa /Mastercard Sales
. OR .

Ship To
Visa/MC Sales - Anch/Industr 1041 E 70th Ave INDUSTRIAL SALES Anchorage AK 99518

Instructions					
*** Need CC Information **					
Warehouse	Ship Via	Reference	Sales Rep	Terms	Due Date
1301	Will Call		James, Jesse	Visa/MC	

Notes

Line #	Product and Description	Qty Ordered	Qty Backordered	Qty Shipped	UM	Price		Amount
1	D204B26E10BG EONE MODEL DH071 240V MODEL WIRED PRESSURE STANDARD VENT FOR STATION WITH ACCESSWAYS	1.00	0.00	1.00	EACH	8,195.00		8,195.00
2	NB0184P01 VALVE ASM, LAT, SS, FIEL SVC, NPT	1.00	0.00	1.00	each	183.00		183.00
3	SE1A210C2AA E-One Sentry ProtectPlus with Protection Package	1.00	0.00	1.00	each	853.00		853.00
4	PB0503P02 E-One Grommet, CC Disch Valve, Blue	1.00	0.00	1.00	each	5.40		5.40

4 Lines Total	Qty Shipped Total	4.00	Subtotal	9,236.40
			Taxes	0.00
			Total	9,236.40

For Payment-related questions or concerns please contact
Lan Heng at (503) 205 2151 or Lan.Heng@nwpump.com

Pay your statement or invoices online using the link below
<https://www.e-billexpress.com/ebpp/NWPump/Login/Index>

NORTHWEST PUMP

2800 NW 31st Ave · Portland OR 97210 · (503) 205-2198 · www.nwpump.com
Anaheim, CA · Anchorage, AK · Arlington, WA · Bakersfield, CA · Billings, MT · Boise, ID · Everett, WA · Federal Way, WA · Fremont, CA · Fresno, CA · Glendale, CA
Honolulu, HI · Pasco, WA · Phoenix, AZ · Sacramento, CA · San Diego, CA · Spokane, WA · Tucson, AZ · Valencia, CA



Payment receipt

You paid \$8,250.00

to South Peninsula Dirt Works, LLC on 11/4/2024

Invoice no.	1412
Invoice amount	\$8,250.00
Total	\$8,250.00

Status	Paid
Payment method	Credit Card
Authorization ID	MU0228960774

Thank you

South Peninsula Dirt Works, LLC

+19072021655

www.southpeninsuladirtworks.com | office@southpeninsuladirtworks.com
PO Box 2941, Homer, AK 99603

No additional transfer fees or taxes apply.

Intuit Payments Inc (IPI) processes payments as an agent of the business. Payments processed by IPI constitute payment to the business and satisfies your obligation to pay the business, including in connection with any dispute or case, in law or equity. Money movement services are provided by IPI pursuant to IPI's licenses (NMLS #1098819, <https://www.intuit.com/legal/licenses/payment-licenses>). IPI is located at 2700 Coast Avenue, Mountain View, CA 94043, 1-888-536-4801.

Eayrs Plumbing & Heating
1208 Lakeshore Drive
Homer, AK 99603
(907)235-2333
(907)235-3866

Invoice No: 46584
Date: 11/05/24

Page: 1

Sold To: Cash

Customer No: 0
Phone No:

Ship To:

Cust. Order #:

Salesperson: #5 - David

Product Code	Item Description	Qty	Unit Price	Amount
NLF25AUBZ3F	3/4 WATER PRESSURE REDUCE VLV	1	279.20	279.20*
3BRNFL	3/4 X 21/2 STANDARD BRASS NIPP	2	7.22	14.44*
PFXSCVF L105444	3/4 SPRING THREAD CHECK VLV	1	22.99	22.99*
FNWX410CF	3/4 LF THREADED BALL VALVE	1	18.99	18.99*
FNWX410CG	1 THREAD BALL VALVE	1	29.99	29.99*
IBRLFBGF	1 X 3/4 STD BRASS HEX BUSH	1	7.22	7.22*
P316SMAG	1 POLYMATE 316SS HDPE MALE AD	1	58.58	58.58*

Sub-Total: 431.41

Shipping: 0.00

Tax [7.85]: 33.87 *

Total: 465.28

Visa long: 465.28

Amount Paid: 465.28

Amount Due: 0.00

Change: 0.00

T h a n k
Y o u

	Parcel Owner Name & Address	Parcel Number	Assessed Property Value	Assessed Estimated Property Owner Share of	Actual E-One Physically verified Installed	Sewer	Lift Station
1	DAM REVOCABLE TRUST 2019 PO BOX 399 DIVIDE, CO 80814-0399	#17716418	\$ 52,600.00	Water \$6,973.21 Sewer \$6,384.86	Yes	\$ 6,384.86	\$ 2,648.71
2	GUESCHOW, RUBEN PO BOX 1071 PAHOA, HI 96778-1071	#17716417	\$ 47,900.00	Water \$6,973.21 Sewer \$6,384.86	Yes	\$ 6,384.86	\$ 2,648.71
3	LONG, CHRIS 879 LINDA CT.	#17716416	\$ 45,900.00	Water \$6,973.21 Sewer \$6,384.86	No	\$ 6,384.86	\$ 2,648.71
4	HOMER, AK 99603-7222	#17716415	\$ 244,200.00	Water \$6,973.21 (Property has sewer)	Not Required - Already Connected	\$ -	\$ -
5	CONNOLLY, NANCY C 303 TORQUAY CT. UNIT B RIDGE, NY 11961-8358	#17716414	\$ 49,600.00	Water \$6,973.21 Sewer \$6,384.86	No	\$ 6,384.86	\$ 2,648.71
6	LINDSEY, RONALD SAVIDGE BARBARA A PO BOX 1867 HOMER, AK 99603-1867	#17716444	\$ 85,900.00	Water \$6,973.21 Sewer \$6,384.86	Yes	\$ 6,384.86	\$ 2,648.71
7	JOHNSON, PAUL MATTHEW 124 E 23RD AVE ANCHORAGE, AK 99503-2010 PEREIRA, KATHERIN 3476 S. HORSESHOE LAKE RD WASILLA, AK 99623	#17716452	\$ 186,200.00	Water \$13,946.42 Sewer \$12,769.72	Yes	\$ 12,769.72	\$ 5,297.43
8	LARSON, BJORN & RAUPP SASHAH PO BOX 1435 HOMER, AK 99603-143	#17716439	\$ 51,500.00	Water \$6,973.21 Sewer \$6,384.86	Yes	\$ 6,384.86	\$ 2,648.71
9	BAUGHER, TINA M 209 W DIMOND BLVD STE4	#17716438	\$ 50,700.00	Water \$6,973.21 Sewer \$6,384.86	Yes	\$ 6,384.86	\$ 2,648.71
10	ANCHORAGE, AK 99515-1932	#17716437	\$ 43,300.00	Water \$6,973.21 Sewer \$6,384.86	No	\$ 6,384.86	\$ 2,648.71
11	VERNON, ROBERT GORDON PO BOX 3	#17716435	\$ 157,400.00	Water \$6,973.21 Sewer \$6,384.86	Yes	\$ 6,384.86	\$ 2,648.71
12	HOMER, AK 99603-0003	#17716434	\$ 41,300.00	Water \$6,973.21 Sewer \$6,384.86	No	\$ 6,384.86	\$ 2,648.71
13	LOGAN, CHRISTINA ARLYNE 2303TULIKDR	#17716433	\$ 175,200.00	Water \$6,973.21 Sewer \$6,384.86	Yes	\$ 6,384.86	\$ 2,648.71
14	ANCHORAGE, AK 99517-1132	#17716432	\$ 58,100.00	Water \$6,973.21 Sewer \$6,384.86	Yes	\$ 6,384.86	\$ 2,648.71
15	HILLSTRAND, NANCY PO BOX 7	#17716431	\$ 102,100.00	Water \$6,973.21 Sewer \$6,384.86	Yes	\$ 6,384.86	\$ 2,648.71
16	HOMER, AK 99603-0007	#17716430	\$ 36,000.00	Water \$6,973.21 Sewer \$6,384.86	No	\$ 6,384.86	\$ 2,648.71
17	HOMER, CITY OF 491 E PIONEER AVE HOMER, AK 99603-7624	#1771401	\$ 593,900.00	Water \$133,925.38 Sewer \$117,041.74	No	\$ 117,041.74	\$ 48,553.91
18	JOHNSON, PAUL MATTHEW 124 E 23RD AVE ANCHORAGE, AK 99503-2010 PEREIRA, KATHERIN 3476 S. HORSESHOE LAKE RD WASILLA, AK 99	#17714009	\$ 4,300.00	Water \$14,851.17 Sewer \$13,699.97	No	\$ 13,699.97	\$ 5,683.33
19	VANN REVOCABLE TRUST PO BOX 561 KASILOF, AK 99610-0561	#17714008	\$ 248,000.00	Water \$14,851.17 Sewer \$13,699.97	Yes	\$ 13,699.97	\$ 5,683.33
						\$246,599.50	\$102,300.00

CITY OF HOMER FINANCIAL SUPPLEMENT

PROJECT NAME	E-One Lift Station Property Owner Reimbursement	DATE	02/07/2025
DEPARTMENT	Administration	SPONSOR	City Manager
REQUESTED AMOUNT	\$ 67,481		

DESCRIPTION	<p>In a memo dated November 15, 2021 property owners were notified that the City would be installing E-One lift stations for existing homes as part of the sewer project to make the costs eligible for long term financing. Eleven properties benefitted from the purchase and installation of the E-One lift stations. Records indicate the cost to furnish and install the E-One lift stations totaled \$136,400, was included in the total cost of the district, and divided among property owners including the seven properties that did not benefit from the cost. The total cost of the units is reduced to \$102,300 to reflect 75% property owner share of the cost. This cost is then distributed across the 18 properties per the "hybrid assessment methodology". The total reimbursement equates to \$67,480.81 for those seven parcels that did not benefit from the cost. The City of Homer is one of those seven parcels impacted and per the "hybrid assessment methodology" the allocated reimbursement for the City parcel is \$48,553.91. The remaining \$18,926.90 is to be reimbursement to the other six impacted parcels per the same methodology. The purpose of this appropriation is to reimburse the owners of the seven parcels in an effort to resolve the inequity of cost of furnishing and installing the E-One units to those owners who did not receive the benefit.</p>
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FUNDING SOURCE(S)	OPERATING	GF CARMA	GF FLEET CARMA	PORT RESERVES	WATER CARMA
	0%	0%	0%	0%	0%
	HAWSP	HART-ROADS	HART-TRAILS	PORT FLEET RESERVES	SEWER CARMA
	100%	0%	0%	0%	0%

FUNDING SOURCE 1: HAWSP		FUNDING SOURCE 2:		FUNDING SOURCE 3:	
Current Balance	\$ 7,276,201	Current Balance	_____	Current Balance	_____
Encumbered	\$ 53,500	Encumbered	_____	Encumbered	_____
Requested Amount	\$ 67,481	Requested Amount	_____	Requested Amount	_____
Other Items on Current Agenda	\$ 0	Other Items on Current Agenda	_____	Other Items on Current Agenda	_____
Remaining Balance	\$ 7,155,220	Remaining Balance	_____	Remaining Balance	_____
FUNDING SOURCE 4:		FUNDING SOURCE 5:		FUNDING SOURCE 6:	
Current Balance	_____	Current Balance	_____	Current Balance	_____
Encumbered	_____	Encumbered	_____	Encumbered	_____
Requested Amount	_____	Requested Amount	_____	Requested Amount	_____
Remaining Balance	_____	Remaining Balance	_____	Remaining Balance	_____