



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

December 14, 2020

Dear Property Owner,

At their September 28, 2020 Regular Meeting, the Homer City Council adopted Resolution 20- 091(A) initiating the Tasmania Court Sewer Improvement Special Assessment District (SAD) for city sewer service. You are receiving this notice because you're a record owner of real property in the proposed district.

Pursuant to HCC 17.04.040(b) a meeting of record owners of real property in the proposed district, more commonly referred to as a neighborhood meeting, is scheduled for **Tuesday, January 19, 2021 at 5:30 p.m.** and will be held virtually through Zoom from the City Hall Cowles Council Chambers at 491 E. Pioneer Avenue.

To join the Zoom meeting on your computer go to www.zoom.us and select Join A Meeting. From there follow the prompts to enter the meeting ID and password below. If you prefer to participate by phone only, you may dial any of the numbers below and enter the same meeting ID and password.

Meeting ID: 972 7912 9226 Password: 544980

By Phone- 1-669-900-6833, 1-253-215-8782 or Toll Free 888-788-0099 or 877-853-5247

I will open the meeting by 5:20 p.m. so attendees will have time to log in and test audio before the start time. Please email me at rkrause@ci.homer.ak.us if you'd like an email link to the meeting information.

The proposed improvement plan is included for your review prior to the meeting. City staff will be available at the neighborhood meeting to answer questions on the proposed project, so please plan to attend. Please contact the City Clerk's Office at 235-3130 if you have questions.

Sincerely,

Renee Krause, MMC
Deputy City Clerk/ADA Coordinator

Encl.- Resolution 20-091(A) with attachment
Letter from Public Works Director with attachments
Preliminary Assessment Roll

Smith /
Public Works Director

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this 28th day of September, 2020.

CITY OF HOMER



KEN CASTNER, MAYOR

ATTEST:



MELISSA JACOBSEN, MMC, CITY CLERK





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Public Works

3575 Heath Street
Homer, AK 99603

publicworks@cityofhomer-ak.gov

(p) 907- 235-3170

(f) 907-235-3145

Memorandum 20-158

TO: Mayor Castner and City Council
THROUGH: Rob Dumouchel, City Manager
FROM: Janette Keiser, Director of Public Works
DATE: September 23, 2020
SUBJECT: Tasmania Court Special Assessment District – for Sewer

Issue: The City Council is expected to authorize the Tasmania Court Water Improvement Special Assessment District to provide the neighborhood with City water. This neighborhood is not currently served by City sewer. We propose the Council initiate a Special Assessment District for the purpose of extending City sewer service to this neighborhood in conjunction with the project to extend City water service.

Background:

The properties involved in the Tasmania Court Special Assessment District currently rely on on-site sewage disposal systems. These systems must be permitted by the Alaska Department of Environmental Conservation when they are installed. At one time, this agency conducted regular inspections of such systems. However, due to budget cutbacks, this is no longer the case. On-site septic systems are challenging in Homer because of bad soils, high ground water and copious quantities of surface water from rainfall, open springs and storm water runoff. We know at least one property owner in the Tasmania Court neighborhood had to replace their septic leach field in the past year, at the cost of about \$11,000. Plus, people connected to City water usually use more water than those who rely on hauled water; typical household water use for City water is 150 gallons per day, instead of 25 or fewer gallons per day for households using hauled water. It is reasonable to expect that access to City water will exacerbate the challenges related to septic systems in the neighborhood and the City has little means to address this.

A City sewer main is relatively close. Our estimated costs to install a sewer line are just slightly higher than the costs of the proposed water line. Certainly, installing the two lines at the same time would achieve some economies of scale. The City Code authorizes the Council to initiate the formation of a Special Assessment District for the purposes of extending the sewer line. Once the process is started, we will investigate the engineering, estimate the costs and talk with the property owners about the concept of a sewer project. This would be done over the winter, as the process of designing and planning for the water line takes place. Then, if the sewer element goes forward, the two utilities, water and sewer, can be extended at the same time.

Action Recommended:

That the City Council pass the proposed resolution initiating the Special Assessment District process for the Tasmania Court neighborhood for the purpose of extending City sewer service to the Tasmania Court neighborhood.



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December 14, 2020

Dear Property Owner,

City Council formed a Special Assessment District to bring City water service to the Tasmania Court neighborhood. We are currently working with a consulting engineering firm to prepare plans and specifications for the water line so we can put the project out to bid.

On October 26, 2020, the City Council passed Ordinance 20-74, which says:

"...permits for connections to the water system or an extension of a water main to properties that are not served with City sewer service, will not be issued..."

The City Council initiated the process of creating a Special Assessment District to connect the Tasmania Court neighborhood to the City's sewer system. We have engineered possible ways to extend the City's sewer system to your neighborhood and estimated the costs of doing this.

The next step in the process is to have a neighborhood meeting to share this information with you. At this meeting, you'll be able to ask questions and make comments. Later in the process you will be able to voice your opinion to the City Council about the proposed sewer project on whether or not a Special Assessment District should be formed.

We have analyzed three different scenarios. (See attached aerial photos and cost projection spreadsheet, which compares the costs, both to you, the property owners, and the City.)

Scenario #1 – Installing a traditional gravity system in existing road rights of way.

Scenario #2 – Installing a small diameter pumped system, a portion of which would be small diameter pipe run in a utility easement on the back lot lines of some of the eligible lots.

Scenario #3 – Installing a small diameter pumped system, all of which would run in existing road rights of way.

At the neighborhood meeting, we will discuss the technical merits of each option. The project should be eligible for funding from the Homer Accelerated Water and Sewer Program ("HAWSP"), which means the City would be picking up 25% of the project costs.

There are pros and cons of each scenario, which can be discussed at the Neighborhood Meeting.

With best regards,

Janette Keiser, PE
Public Works Director

Concept Cost Estimate - Traditional Gravity vs VGES Small Diameter
 TASMANIA COURT SEWER IMPROVEMENT
 11/25/2020

Traditional Gravity - Scenario #1

	quantity	unit	unit price	cost
Mobilization	1	LS	\$8,500	\$8,500
Clearing/Grubbing	1	LS	\$1,750	\$1,750
8" Ductile Iron Main	1120	LF	\$95	\$106,400
Sanitary Sewer Manhole	2	EA	\$5,000	\$10,000
Sanitary Sewer Clean out	3	EA	\$3,500	\$10,500
4" sewer service	11	EA	\$2,400	\$26,400
Connect to Existing	1	EA	\$750	\$750
Type II Gravel	300	CY	\$30	\$9,000
Pipe Bedding	100	CY	\$27	\$2,700
Seeding	25	MSF	\$55	\$1,375
Construction Survey	1	LS	\$4,500	\$4,500
SWPP Plan	1	LS	\$900	\$900
Geotextile Fabric	300	SY	\$6	\$1,800
Utility Relocation	1	LS	\$3,000	\$3,000

\$187,575

Construction	\$187,575
Design (8%)	\$15,006
Inspection (4%)	\$7,503
City Administration (5%)	\$9,379

Total Project Cost \$219,463

Property Owner Share	\$164,597
City (HAWSP) Share	\$54,866

Legal Description/Owner		SAD COST	ON-SITE COST	TOTAL COST
Barnett's S Slope Subd Lot 2, Blk 2	Evans	\$14,963	\$4,000	\$18,963
Barnett's S Slope Subd Lot 4, Blk 2	Evans	\$14,963	\$4,000	\$18,963
Crandall Addn No 2 Lot 5-A-1	Crandall	\$14,963	\$16,000	\$30,963
Crandall Addn No 2 Lot 6-A-1	Crandall	\$14,963	\$4,000	\$18,963
Barnett's S Slope Subd Lot 11, Blk 1	Sjostedt	\$14,963	\$4,000	\$18,963
Barnett's S Slope Subd Lot 12, Blk 1	Marley	\$14,963	\$16,000	\$30,963
Barnett's S Slope Subd Lot 13, Blk 1	Marley	\$14,963	\$16,000	\$30,963
Barnett's S Slope Subd Lot 14, Blk 1	O'Neill	\$14,963	\$4,000	\$18,963
Barnett's S Slope Subd Lot 15, Blk 1	Fell	\$14,963	\$4,000	\$18,963
Fell Addn Lot 16-A	Fell	\$14,963	\$4,000	\$18,963
Barnett's S Slope Subd Lot 17, Blk 1	Sumption	\$14,963	\$4,000	\$18,963
		\$164,597	\$80,000	\$244,597

with 20 years financing, interest rate 2%
 estimated annual payments (equal share) = \$ 915

on-site cost assumptions	
pipe	4000
tank	4000
lift sta	12000

VGES Small Diameter (Max Gravity) - Scenario #2

	quantity	unit	unit price	cost
Mobilization	1	LS	\$7,000	\$7,000
Clearing/Grubbing	1	LS	\$2,000	\$2,000
4" HDPE Sewer Main	720	LF	\$78	\$56,160
Sanitary Sewer Manhole	1	EA	\$5,000	\$5,000
Sanitary Sewer Clean out	3	EA	\$2,000	\$6,000
4" sewer service	11	EA	\$2,000	\$22,000
Connect to Existing	1	EA	\$750	\$750
Type II Gravel	300	CY	\$30	\$9,000
Pipe Bedding	50	CY	\$27	\$1,350
Seeding	35	MSF	\$55	\$1,925
Construction Survey	1	LS	\$5,000	\$5,000
SWPP Plan	1	LS	\$900	\$900
Geotextile Fabric	300	SY	\$6	\$1,800
Utility Relocation	1	LS	\$3,000	\$3,000

\$121,885

Construction	\$121,885
Design (8%)	\$9,751
Inspection (4%)	\$4,875
City Administration (5%)	\$6,094

Total Project Cost \$142,605

Property Owner Share	\$106,954
City (HAWSP) Share	\$35,651

Legal Description/Owner		SAD COST	ON-SITE COST	TOTAL COST
Barnett's S Slope Subd Lot 2, Blk 2	Evans	\$9,723	\$4,000	\$13,723
Barnett's S Slope Subd Lot 4, Blk 2	Evans	\$9,723	\$8,000	\$17,723
Crandall Addn No 2 Lot 5-A-1	Crandall	\$9,723	\$16,000	\$25,723
Crandall Addn No 2 Lot 6-A-1	Crandall	\$9,723	\$8,000	\$17,723
Barnett's S Slope Subd Lot 11, Blk 1	Sjostedt	\$9,723	\$4,000	\$13,723
Barnett's S Slope Subd Lot 12, Blk 1	Marley	\$9,723	\$4,000	\$13,723
Barnett's S Slope Subd Lot 13, Blk 1	Marley	\$9,723	\$4,000	\$13,723
Barnett's S Slope Subd Lot 14, Blk 1	O'Neill	\$9,723	\$4,000	\$13,723
Barnett's S Slope Subd Lot 15, Blk 1	Fell	\$9,723	\$8,000	\$17,723
Fell Addn Lot 16-A	Fell	\$9,723	\$4,000	\$13,723
Barnett's S Slope Subd Lot 17, Blk 1	Sumption	\$9,723	\$4,000	\$13,723
		\$106,954	\$68,000	\$174,954

with 20 years financing, interest rate 2%
 estimated annual payments (equal share) = \$ 595

VGES Small Diameter (Less Main) - Scenario - #3

	quantity	unit	unit price	cost
Mobilization	1	LS	\$7,000	\$7,000
Clearing/Grubbing	1	LS	\$2,000	\$1,750
4" HDPE Sewer Main	550	LF	\$78	\$42,900
Sanitary Sewer Manhole	1	EA	\$5,000	\$5,000
Sanitary Sewer Clean out	3	EA	\$2,000	\$6,000
4" sewer service	11	EA	\$2,000	\$22,000
Connect to Existing	1	EA	\$750	\$750
Type II Gravel	300	CY	\$30	\$9,000
Pipe Bedding	50	CY	\$27	\$1,350
Seeding	25	MSF	\$55	\$1,375
Construction Survey	1	LS	\$4,500	\$4,500
SWPP Plan	1	LS	\$900	\$900
Geotextile Fabric	300	SY	\$6	\$1,800
Utility Relocation	1	LS	\$3,000	\$3,000

\$107,325

Construction	\$107,325
Design (8%)	\$8,586
Inspection (4%)	\$4,293
City Administration (5%)	\$5,366

Total Project Cost \$125,570

Property Owner Share	\$94,178
City (HAWSP) Share	\$31,393

Legal Description/Owner		SAD COST	ON-SITE COST	TOTAL COST
Barnett's S Slope Subd Lot 2, Blk 2	Evans	\$8,562	\$4,000	\$12,562
Barnett's S Slope Subd Lot 4, Blk 2	Evans	\$8,562	\$8,000	\$16,562
Crandall Addn No 2 Lot 5-A-1	Crandall	\$8,562	\$16,000	\$24,562
Crandall Addn No 2 Lot 6-A-1	Crandall	\$8,562	\$8,000	\$16,562
Barnett's S Slope Subd Lot 11, Blk 1	Sjostedt	\$8,562	\$4,000	\$12,562
Barnett's S Slope Subd Lot 12, Blk 1	Marley	\$8,562	\$16,000	\$24,562
Barnett's S Slope Subd Lot 13, Blk 1	Marley	\$8,562	\$16,000	\$24,562
Barnett's S Slope Subd Lot 14, Blk 1	O'Neill	\$8,562	\$4,000	\$12,562
Barnett's S Slope Subd Lot 15, Blk 1	Fell	\$8,562	\$8,000	\$16,562
Fell Addn Lot 16-A	Fell	\$8,562	\$4,000	\$12,562
Barnett's S Slope Subd Lot 17, Blk 1	Sumption	\$8,562	\$4,000	\$12,562
		\$94,178	\$92,000	\$186,178

with 20 years financing, interest rate 2%
 estimated annual payments (equal share) = \$ 524

Scenario #1

TASMANIA COURT

SEWER-GRAVITY

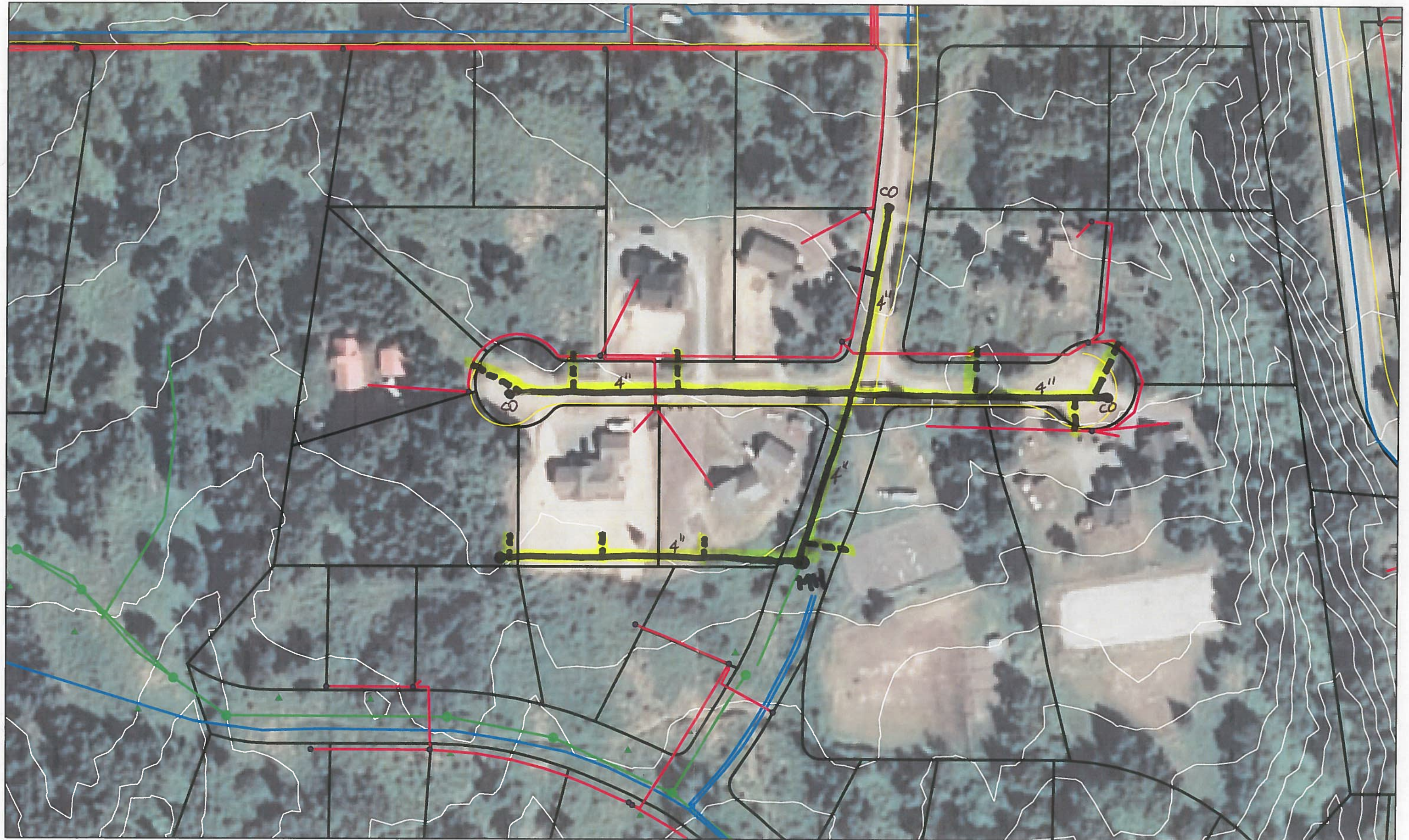


1 inch = 100 feet

Scenario #2

TASMANIA COURT

SEWER-VGES (MAX GRAVITY)

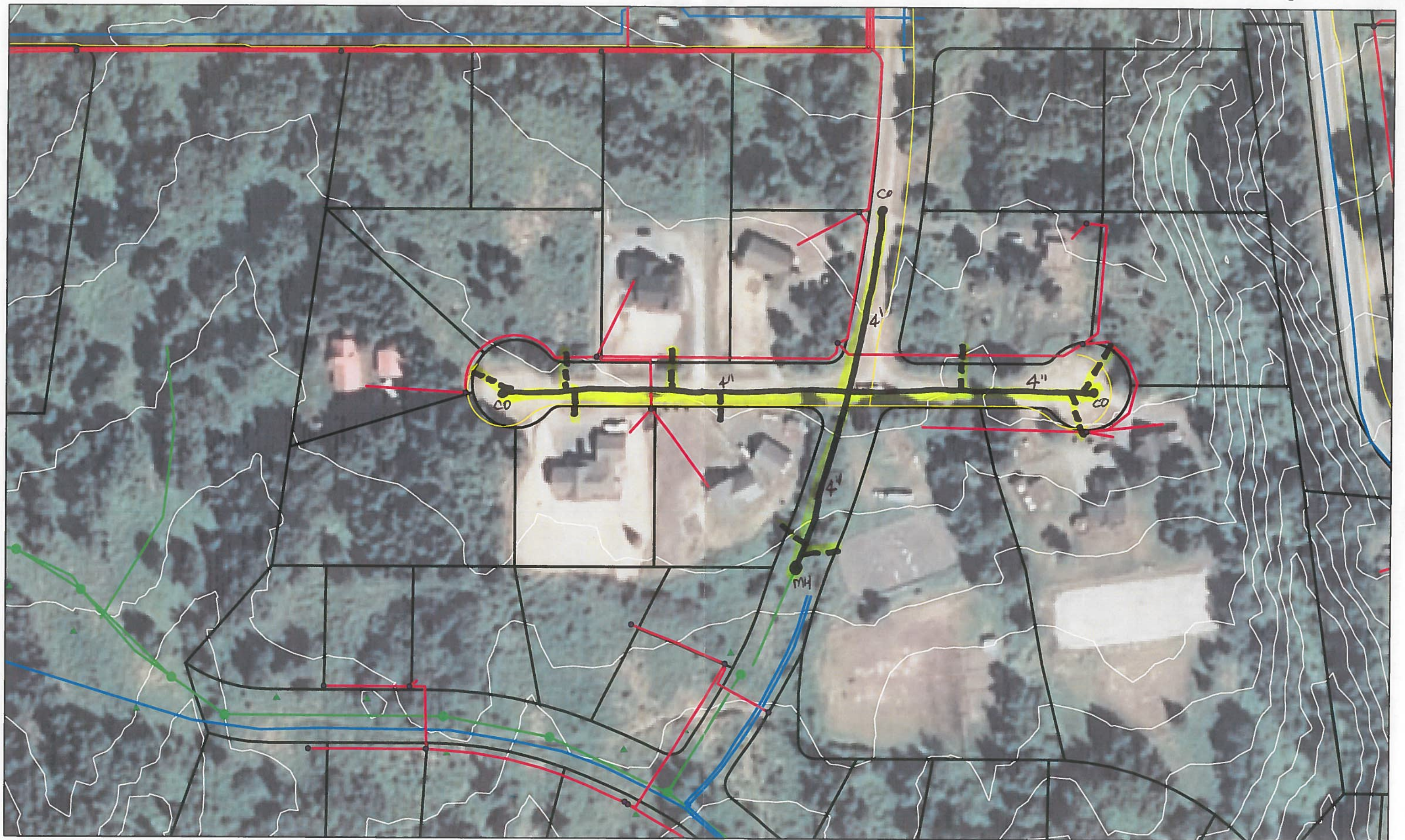


1 inch = 100 feet

Scenario #3

TASMANIA COURT

SEWER-VGES (LESS MAIN) ^{Minimum}



1 inch = 100 feet

PRELIMINARY ASSESSMENT ROLL

PROJECT NAME: **Tasmania Court Sewer Improvement Special Assessment District** DATE: **December 11, 2020**

TOTAL ESTIMATED PROJECT WATER: **\$187,575.00**

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: **\$164,597.00**

HOMER ACCELERATED WATER AND SEWER PROGRAM (HAWSP) SHARE: **\$54,866.00**

	PROPERTY OWNER NAME & ADDRESS	LEGAL DESCRIPTION & PARCEL NUMBER	ASSESSED PROPERTY VALUE	ASSESSED ESTIMATED PROPERTY OWNER SHARE OF ASSESSMENT ASSESSMENT METHOD
1	SUMPTION TERRY L & TRACY L 842 W TASMANIA CT HOMER, AK 99603-8210	T 6S R 13W SEC 17 Seward Meridian HM 0770061 BARNETT'S SOUTH SLOPE SUB LOT 17 BLK 1 KPB#17702034	\$307,100.00	\$18,963
2	FELL MICHAEL W FELL MARY K PO BOX 149 HOMER AK 99603-0149	T 06S R 13W SEC 17 Seward Meridian HM 2017024 BARNETT'S SOUTH SLOPE SUB FELL ADDN LOT 16-A KPB#17702095	\$421,300.00	\$18,963
3	FELL MICHAEL W FELL MARY K PO BOX 149 HOMER AK 99603-0149	T 6S R 13W SEC 17 Seward Meridian HM 0770061 BARNETT'S SOUTH SLOPE SUB LOT 15 BLK 1 KPB#17702036	\$68,000.00	\$18,963
4	O'NEILL ANDREW PATRICK O'NEILL DAWN CASSAR 3080 HOMER SPIT RD HOMER, AK 99603-8013	T 6S R 13W SEC 17 Seward Meridian HM 0770061 BARNETT'S SOUTH SLOPE SUB LOT 14 BLK 1 KPB#17702037	\$238,400.00	\$18,963
5	MARLEY WILLIAM JAY Jr MARLEY ERICA SUSAN 795 W TASMANIA CT HOMER AK 99603-8210	T 6S R 13W SEC 17 Seward Meridian HM 0770061 BARNETT'S SOUTH SLOPE SUB LOT 13 BLK 1 KPB#17702038	\$72,000.00	\$30,963
6	MARLEY WILLIAM JAY Jr MARLEY ERICA S 795 W TASMANIA CT HOMER AK 99603-8210	T 6S R 13W SEC 17 Seward Meridian HM 0770061 BARNETT'S SOUTH SLOPE SUB LOT 12 BLK 1 KPB#17702039	\$845,600.00	\$30,963

PRELIMINARY ASSESSMENT ROLL

PROJECT NAME: **Tasmania Court Sewer Improvement Special Assessment District** DATE: **December 11, 2020**

TOTAL ESTIMATED PROJECT WATER: **\$187,575.00**

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: **\$164,597.00**

HOMER ACCELERATED WATER AND SEWER PROGRAM (HAWSP) SHARE: **\$54,866.00**

	PROPERTY OWNER NAME & ADDRESS	LEGAL DESCRIPTION & PARCEL NUMBER	ASSESSED PROPERTY VALUE	ASSESSED ESTIMATED PROPERTY OWNER SHARE OF ASSESSMENT ASSESSMENT METHOD
7	SJOSTEDT DAVID CHANDLER JEANNIE PO BOX 3606 HOMER AK 99603-3606	T 6S R 13W SEC 17 Seward Meridian HM 0770061 BARNETT'S SOUTH SLOPE SUB LOT 11 BLK 1 KPB#17702040	\$442,500.00	\$18,963
8	CRANDALL JOHN P & CASS M PO BOX 470 HOMER AK 99603-0470	T 6S R 13W SEC 17 Seward Meridian HM 2000008 BARNETT'S SOUTH SLOPE SUB CRANDA LL ADDN NO 2 LOT 6-A-1 KPB#17702082	\$87,200.00	\$18,963
9	CRANDALL JOHN P & CASS M PO BOX 470 HOMER, AK 99603-0470	T 6S R 13W SEC 17 Seward Meridian HM2000008 BARNETT'S SOUTH SLOPE SUB CRANDALL ADDN NO 2 LOT 5-A-1 KPB#17702083	\$493,100.00	\$30,963
9	EVANS BRYAN W EVANS GINNY A 4526 S SLOPE DRIVE HOMER, AK 99603-8211	T 6S R 13W SEC 17 Seward Meridian HM 0770061 BARNETT'S SOUTH SLOPE SUB LOT 2 BLK 2 KPB#17702045	\$232,200.00	\$18,963
10	EVANS BRYAN W EVANS GINNY A 4526 S SLOPE DRIVE HOMER, AK 99603-8211	T 6S R 13W SEC 17 Seward Meridian HM 0770061 BARNETT'S SOUTH SLOPE SUB LOT 4 BLK 2 KPB#17702044	\$50,200.00	\$18,963