

*Final  
1/13/14*

**CITY OF HOMER  
HOMER, ALASKA**

City Manager/  
Public Works Director

**RESOLUTION 14-012**

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,  
EXPRESSING THE FUTURE INTENTION TO CREATE DEFERRED  
ASSESSMENTS ON PROPERTY BENEFITTING FROM THE FUTURE  
CONSTRUCTION OF THE KACHEMAK DRIVE (PHASE III) WATER MAIN  
EXTENSION PROJECT.

WHEREAS, The Water/Sewer Master Plan for the City of Homer calls for improvements to the City's water system that would improve water service to the community; and

WHEREAS, The City Council has approved the acceptance of an EPA grant for the design of several water system improvements, including the extension of a water main along Kachemak Drive from Campbell Lane to 1500 feet south of Knapp Circle (see Memorandum 14-XXX with map prepared by Public Works); and

WHEREAS, The Public Works Department is coordinating the design of this improvement; and

WHEREAS, Although no construction funds have been identified, Public Works will be communicating with potentially affected and benefitted property owners regarding how the project may impact them; may coordinate the acquisition of easements and regulatory/environmental permits; and make applications to state and federal agencies for construction financing; and

WHEREAS, The proposed water main extension will benefit adjacent property owners (who are not currently served by the water system); and

WHEREAS, Normally these types of improvements are construction through the formation of a Special Assessment District (SAD) where benefitted property owners are assessed for their fair share; and

WHEREAS, No SAD has been successfully initiated in this neighborhood; and

WHEREAS, Precedence has been set that deferred assessments can be established on benefitting properties to provide a mechanism for fairly assessing the cost of the water improvements to benefitted property owners ; and

42 WHEREAS, These deferred assessment are not created without the opportunity for the  
43 affected property owners to comment and if created do not become due until the property  
44 owner connects to the new water main; and

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46 WHEREAS, Connection to the water main may be contingent upon the installation of  
47 sewer service to the property before water service connections to the water main are approved.

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49 NOW, THEREFORE, BE IT RESOLVED that if construction funding becomes available for  
50 this project and a Special Assessment District has not been established to assess benefited  
51 property owners for their fair share, the intent of the City Council would be to consider creating  
52 deferred assessments on benefitting property owners after each property owner has been given  
53 the opportunity to comment.

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55 BE IT FURTHER RESOLVED that the City Council encourages the Public Works Director to  
56 initiate a SAD in this neighborhood to determine whether there is support for providing water  
57 and sewer service to the project area.

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59 PASSED AND ADOPTED by the City Council of Homer, Alaska, this 13<sup>th</sup> day of January,  
60 2014.

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62 CITY OF HOMER

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67 MARY E. WYTHE, MAYOR

68 ATTEST:  
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72 JO JOHNSON, MMC, CITY CLERK

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75 Fiscal Note: N/A

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