



City of Homer

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January 8th, 2020

Dear Ocean Drive Loop Service Area (ODLSA) Property Owners,

I am sending this letter as part of the annual update on Seawall maintenance expenditures and to keep you up to date regarding neighborhood and Council discussion regarding a potential major maintenance project. In 2019, the City hosted two meetings with property owners to discuss the state of the Seawall and the health of the fund used to cover maintenance expenses. This topic was then brought forward to City Council at their September 23rd, 2019 worksession.

Below provides a summary of major Seawall activities accompanied with photographs:

January 2019	Winter storms damaged wall; repairs completed (\$9,873)
February 2019	Neighborhood Seawall meeting
April 2019	City Council authorizes HDR Long Term Improvements Study (\$10,207), winter storms damaged wall; repairs completed (\$11,936)
May 2019	Draft HDR Study received
June 2019	Final HDR study completed
August 2019	Neighborhood Seawall meeting
September 2019	City Council worksession regarding Seawall



Figure 1 - January 2019, replacing vertical posts to allow installation of new horizontal timbers.



Figure 2 - January 2019 East Portion of Wall



Figure 3- January 2019 West Portion of Wall



Figure 4- January 2019 Middle of Wall



Figure 5- HDR, Inc. inspection of wall to assess damage in support of recommending potential long term improvements.

As of today, the remaining balance available for use totals \$102,153 (please see chart attached to letter). If we see another year like 2017, the fund would be wiped out. Rather than wait for emergencies to arise, we took a proactive step this past year by contracting with HDR, Inc. to provide an engineer's analysis of the wall in its current state and different maintenance approaches we could take to best protect the Seawall. The two most affordable concepts proposed were Armor Stone Scour Protection and Geotextile Container Scour Protection with preference given to armor stone. The current mil rate set for the ODLSA and the \$10,000 contribution from the City is not enough however to cover project costs. In an effort to assist the ODLSA in making a major maintenance project of this size possible, the City may have the option to work with the Alaska

Municipal Bond Bank (AMBB) to secure a general obligation bond to cover the project's expenses; the bond would be guaranteed by the mil rate and an annual contribution made by the City.

The Council has Seawall Update as a topic of discussion on their Committee of the Whole meeting on January 13th at 5PM in Cowles Council Chambers. At the regular City Council meeting starting at 6PM, the Council has on their agenda a request for a legal opinion from the City Attorney to help the City consider the financing of a capital improvement for the Seawall and associated questions that have been brought up to date by property owners. You are welcome to attend both meetings and provide public comment.

The severity of the winter storms should make finding a solution to the Seawall one of our top priorities. Thank you for joining with me in this effort.

Sincerely,



Katie Koester
City Manager