


See AO 139(S)

Submitted by: Chairman of the Assembly
at the Request of the Mayor
Prepared by: Public Works Department
For Reading: SEPTEMBER 12, 2000



ANCHORAGE, ALASKA
AO NO. 2000-139

1 AN ORDINANCE OF THE MUNICIPALITY OF ANCHORAGE CREATING STREET
2 RECONSTRUCTION SPECIAL ASSESSMENT DISTRICT 4SR00 – WINDSOR
3 VILLAGE SUBDIVISION AREA STREET RECONSTRUCTION AND DETERMINING
4 TO PROCEED WITH PROPOSED IMPROVEMENTS THEREIN

5
6 THE ANCHORAGE ASSEMBLY FINDS:

7
8 Section 1. A petition for creation of a Special Assessment District to
9 reconstruct three local residential streets in the Windsor Village Subdivision has been
10 received by the Municipality and has been signed by sufficient and proper petitioners.
11 The purpose of the petition is to reconstruct Altoona Drive, 70th Place, and Colonial
12 Court as shown on the attached map. These are improved local residential streets.

13
14 Section 2. The aforementioned public improvements are necessary
15 and of benefit to the following described property, also shown on the attached map:

16
17 Lots 1-9 of Block 3, Windsor Village Subdivision
18 Lots 1 and 6-14 of Block 4, Windsor Village Subdivision
19 Lots 1-14 and 32 of Block 5, Windsor Village Subdivision
20 Lot 1 of Block 6, Windsor Village Subdivision
21 Lot 50 of Block 2, Shady Birch Terrace Subdivision #1
22 Block 5, Shady Birch Terrace Subdivision #1
23

24 Section 3. The improvements described in Section 1 are estimated to
25 cost \$1,220,000. By Policy and Procedure 46-2, the assessable cost is ten percent
26 (10%) of the total project cost after the project cost has been reduced by any grants.
27 The total assessable cost is estimated to be \$122,000.
28

29 Section 4. The improvements described in Section 1 have not been
30 included in an approved capital improvement budget/program nor has funding been
31 identified for the construction of the project.
32

33 NOW THEREFORE, THE ANCHORAGE ASSEMBLY ORDAINS:

34
35 Section 1. There is established Street Reconstruction Special
36 Assessment District No. 4SR00, comprised of the property previously herein described.
37

38 Section 2. Subject to the availability of funding, the Municipality shall
39 proceed with the aforementioned public improvement.
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41 Section 3. The Municipality shall include this project in the capital
42 improvement budget/program and shall pursue the necessary funding.

1 Section 4. Costs assessed to benefited parcels shall be ten percent
2 (10%) of all project costs after the total project cost has been reduced by any grants. If
3 the assessable amount increases more than ten percent (10%) above estimated
4 amount, the increase must be approved by property owners.

5
6 Section 5. Assessments levied pursuant to this Ordinance shall be
7 calculated based upon the area (square feet) of the lots adjacent to the right of way,
8 except that 1) lot area more than 150 feet from the right-of-way shall not be included
9 and 2) lot area for corner lots abutting, but without driveway access to reconstructed
10 streets, shall be 75% of the actual area. The Assembly finds that assessments
11 calculated on this basis are proportionate to the benefit received from and the burden
12 imposed upon the improvement.

13
14 Section 6. The Mayor shall cause proper account of all costs to be kept
15 of the public improvement and, after completion of the improvement, shall have an
16 Assessment roll prepared and presented to the Assembly for the purpose of assessing
17 the cost of the improvement to the benefited properties.

18
19 Section 7. The Mayor forthwith shall cause this Ordinance to be
20 recorded in the office of the Anchorage District Recorder.

21
22 PASSED AND APPROVED by the Anchorage Municipal Assembly this
23 _____ day of _____, 2000.

24
25
26
27
28 _____
29 Chair

30 ATTEST:

31
32
33
34 _____
35 Municipal Clerk

PETITION ROLL FOR 4SR00 WINDSOR VILLAGE SUBDIVISION AREA STREET RECONSTRUCTION

PROPERTY INFORMATION						OWNER OF RECORD INFORMATION						ASSESSMENT INFORMATION		ESTIMATED PAYMENT INFORMATION					
ID	TAXID	APP	BLOCK	LOT	SUBDIVISION	NAME	ADDRESS	CITY	ST	ZIP	OWNER RESPONSE	PERCENT SHARE	ESTIMATED ASSESSMENT	YEARS TO PAY	ANNUAL ASSESSMENT	COLLECTION CHARGE	ANNUAL PAYMENT	INTEREST AT 7%	PRINCIPAL & INTEREST PAID
1	01214516	000	Block 3	Lot 1	WINDSOR VILLAGE #1	TAYLOR, CHARLES H	6910 ALTOONA DRIVE	Anchorage	AK	99502	Opposed	2.99%	\$3,653	10	\$486	\$48	\$534	\$1,208	\$4,861
2	01214517	000	Block 3	Lot 2	WINDSOR VILLAGE #1	LAU, AIDA	6920 ALTOONA DRIVE	Anchorage	AK	99502	In Favor	2.64%	\$3,218	10	\$428	\$48	\$476	\$1,064	\$4,282
3	01214518	000	Block 3	Lot 3	WINDSOR VILLAGE #1	OGREN,ERIC D & KATHLEEN T	PO BOX 222481	Anchorage	AK	99522	In Favor	2.46%	\$2,999	10	\$399	\$48	\$447	\$992	\$3,991
4	01214519	000	Block 3	Lot 4	WINDSOR VILLAGE #1	LEE, BETTY J & MATTHEW LEE SR	6940 ALTOONA DRIVE	Anchorage	AK	99502	No Response	2.88%	\$3,495	10	\$465	\$48	\$513	\$1,155	\$4,650
5	01214520	000	Block 3	Lot 5	WINDSOR VILLAGE #1	SMITH, JOHN W & MINNIE A	7000 ALTOONA DRIVE	Anchorage	AK	99502	Opposed	3.02%	\$3,688	10	\$491	\$48	\$539	\$1,219	\$4,907
6	01214521	000	Block 3	Lot 6	WINDSOR VILLAGE #1	MORRIS, B NINA	PO BOX 90110	Anchorage	AK	99509	In Favor	2.52%	\$3,074	10	\$409	\$48	\$457	\$1,017	\$4,091
7	01214522	000	Block 3	Lot 7	WINDSOR VILLAGE #1	STRAW, DONALD E	7020 ALTOONA DRIVE	Anchorage	AK	99502	In Favor	2.40%	\$2,933	10	\$390	\$48	\$438	\$970	\$3,902
8	01214523	000	Block 3	Lot 8	WINDSOR VILLAGE #1	BRYLS, LAWRENCE WILLIAM & NANCY JEAN	7030 ALTOONA DRIVE	Anchorage	AK	99502	Opposed	2.58%	\$3,151	10	\$419	\$48	\$467	\$1,042	\$4,193
9	01214524	000	Block 3	Lot 9	WINDSOR VILLAGE #1	BLEVINS, DAVID GLEN	7050 ALTOONA DRIVE	Anchorage	AK	99502	Opposed	3.23%	\$3,936	10	\$524	\$48	\$572	\$1,302	\$5,238
10	01214527	000	Block 4	Lot 14	WINDSOR VILLAGE #1	SARGENT, LANCE V & VICKY J	6931 ALTOONA DRIVE	Anchorage	AK	99502	In Favor	2.86%	\$3,489	10	\$464	\$48	\$512	\$1,154	\$4,643
11	01214528	000	Block 4	Lot 1A	WINDSOR VILLAGE #1	OJA, CHARLES L & BETTY JO	3350 W 69TH AVENUE	Anchorage	AK	99502	Opposed	2.15%	\$2,617	10	\$348	\$48	\$396	\$865	\$3,482
12	01214533	000	Block 4	Lot 6	WINDSOR VILLAGE #1	GARZA, RICHARD T & KAREN L	3200 W 69TH AVENUE	Anchorage	AK	99502	Opposed	2.04%	\$2,484	5	\$566	\$48	\$614	\$347	\$2,831
13	01214534	000	Block 4	Lot 7	WINDSOR VILLAGE #1	MCVETTIE, JOHN A & ROBERTA A	6920 COLONIAL COURT #1	Anchorage	AK	99502	Opposed	2.70%	\$3,293	10	\$436	\$48	\$486	\$1,089	\$4,382
14	01214535	000	Block 4	Lot 8	WINDSOR VILLAGE #1	HAWN, LARRY L & MARILYN & MILLER, BRUCE L & HAWN-MILLER, CAROL L	6940 COLONIAL COURT	Anchorage	AK	99502	In Favor	2.63%	\$3,209	10	\$427	\$48	\$475	\$1,061	\$4,269
15	01214536	000	Block 4	Lot 9	WINDSOR VILLAGE #1	BROYLES, JAMES R & BETTY S REVOCABLE TRUSTS	3201 W 70TH PLACE	Anchorage	AK	99502	Opposed	2.44%	\$2,974	10	\$396	\$48	\$444	\$983	\$3,957
16	01214537	000	Block 4	Lot 10	WINDSOR VILLAGE #1	HAKALA, EDWARD L & M SHARLENE	3221 W 70TH PLACE	Anchorage	AK	99502	In Favor	3.44%	\$4,196	10	\$558	\$48	\$606	\$1,387	\$5,583
17	01214538	000	Block 4	Lot 11	WINDSOR VILLAGE #1	MUNSON, DONALD E	3241 W 70TH PLACE	Anchorage	AK	99502	In Favor	2.89%	\$3,525	10	\$469	\$48	\$517	\$1,165	\$4,690
18	01214539	000	Block 4	Lot 12	WINDSOR VILLAGE #1	LAIRD, S PATRICK & MARY M	3301 W 70TH PLACE	Anchorage	AK	99502	No Response	2.71%	\$3,304	10	\$440	\$48	\$488	\$1,093	\$4,397
19	01214540	000	Block 4	Lot 13	WINDSOR VILLAGE #1	DEITZ, KENNETH K & TERESA E	3321 W 70TH AVENUE	Anchorage	AK	99502	In Favor	2.71%	\$3,304	10	\$440	\$48	\$488	\$1,093	\$4,397
20	01214541	000	Block 5	Lot 1	WINDSOR VILLAGE #1	POWELL, KAREN L	3781 MILL CREEK COURT	Atlanta	GA	30341	Opposed	2.94%	\$3,587	10	\$477	\$48	\$525	\$1,186	\$4,774
21	01214542	000	Block 5	Lot 2	WINDSOR VILLAGE #1	HEDDEN, DANA	3320 W 70TH PLACE	Anchorage	AK	99502	In Favor	2.55%	\$3,111	10	\$414	\$48	\$462	\$1,029	\$4,139
22	01214543	000	Block 5	Lot 3	WINDSOR VILLAGE #1	ROBERDS, JOHNNIE D & SHARON A	3300 W 70TH PLACE	Anchorage	AK	99502	In Favor	2.63%	\$3,208	10	\$427	\$48	\$475	\$1,061	\$4,268
23	01214544	000	Block 5	Lot 4	WINDSOR VILLAGE #1	SMITH, DAWNA	3240 W 70TH PLACE	Anchorage	AK	99502	In Favor	2.63%	\$3,208	10	\$427	\$48	\$475	\$1,061	\$4,268
24	01214545	000	Block 5	Lot 5	WINDSOR VILLAGE #1	WORLEY, GEORGE E & EDITH J	3220 W 70TH PLACE	Anchorage	AK	99502	Opposed	2.63%	\$3,208	10	\$427	\$48	\$475	\$1,061	\$4,268
25	01214546	000	Block 5	Lot 6	WINDSOR VILLAGE #1	PENDARVIS, CAROL L	3200 W 70TH PLACE	Anchorage	AK	99502	Opposed	2.63%	\$3,208	10	\$427	\$48	\$475	\$1,061	\$4,268

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ID	TAXID	APP	BLOCK	LOT	SUBDIVISION	NAME	ADDRESS	CITY	ST	ZIP	OWNER RESPONSE	PERCENT SHARE	ESTIMATED ASSESSMENT	YEARS TO PAY	ANNUAL ASSESSMENT	COLLECTION CHARGE	ANNUAL PAYMENT	INTEREST AT 7%	PRINCIPAL & INTEREST PAID
26	01214547	000	Block 5	Lot 7	WINDSOR VILLAGE #1	TUOVINEN, MARK S	3160 W 70TH PLACE	Anchorage	AK	99502	In Favor	2.58%	\$3,142	10	\$418	\$48	\$466	\$1,039	\$4,180
27	01214548	000	Block 5	Lot 8	WINDSOR VILLAGE #1	ESSERT, JOSEPH H & DEANNA M	6262 W DIMOND BLVD	Anchorage	AK	99502	In Favor	4.16%	\$5,075	15	\$521	\$48	\$569	\$2,736	\$7,811
28	01214549	000	Block 5	Lot 9	WINDSOR VILLAGE #1	CLARK, JON M	6971 COLONIAL COURT	Anchorage	AK	99502	In Favor	2.70%	\$3,298	10	\$439	\$48	\$487	\$1,090	\$4,389
29	01214550	000	Block 5	Lot 10	WINDSOR VILLAGE #1	GIALOPSOS, SPIROS & PATRICIA JANE	6961 COLONIAL COURT	Anchorage	AK	99502	In Favor	2.65%	\$3,235	10	\$430	\$48	\$478	\$1,070	\$4,305
30	01214551	000	Block 5	Lot 11	WINDSOR VILLAGE #1	COURREGES, RORY J & DONNA M	6941 COLONIAL COURT	Anchorage	AK	99502	No Response	2.65%	\$3,235	10	\$431	\$48	\$479	\$1,070	\$4,305
31	01214552	000	Block 5	Lot 12	WINDSOR VILLAGE #1	MASER, THERESA	6921 COLONIAL COURT	Anchorage	AK	99502	Opposed	2.65%	\$3,235	10	\$430	\$48	\$478	\$1,070	\$4,305
32	01214553	000	Block 5	Lot 13	WINDSOR VILLAGE #1	CROWLEY, GERRI L	2600 CORDOVA STREET #100	Anchorage	AK	99503	In Favor	2.72%	\$3,316	10	\$441	\$48	\$489	\$1,096	\$4,413
33	01214554	000	Block 5	Lot 14	WINDSOR VILLAGE #1	FREITAS, DANIEL R	PO BOX 91087	Anchorage	AK	99509	Opposed	3.09%	\$3,770	10	\$502	\$48	\$550	\$1,247	\$5,017
34	01214572	000	Block 5	Lot 32	WINDSOR VILLAGE #1	BUTTERFIELD, LONNIE AND LINDA	7031 ALTOONA DRIVE	Anchorage	AK	99502	In Favor	3.26%	\$3,972	10	\$528	\$48	\$576	\$1,313	\$5,285
35	01214573	000	Block 6	Lot 1	WINDSOR VILLAGE #1	DUHART, JACQUELINE K & DODGE, CYNTHIA S	7101 ALTOONA DRIVE	Anchorage	AK	99502	Opposed	2.99%	\$3,645	10	\$485	\$48	\$533	\$1,205	\$4,850
36	01215136	000	Block 2	Lot 50	SHADY BIRCH TERRACE #1	MANCULICH, CHRISTOPHER P	3312 W 72ND AVENUE	Anchorage	AK	99502	No Response	0.55%	\$671	2	\$347	\$48	\$395	\$23	\$695
37	01215157	000	Block 5		SHADY BIRCH TERRACE #1	MOA	PO Box 196650	Anchorage	AK	99519	No Response	2.73%	\$3,333	10	\$444	\$48	\$492	\$1,102	\$4,435
												100.00%	\$122,000	\$16,573					