

CLERK'S OFFICE

APPROVED

Date: 8-20-02

2003-002566-0

Recording Dist: 301 - Anchorage
1/9/2003 10:05 AM Pages: 1 of 3

A L A S K A



Submitted by: Chairman of the Assembly at the

Request of the Mayor

Prepared by: Anchorage Water & Wastewater

Utility

For reading: July 16, 2002

[Handwritten signature]

Anchorage Recording District

ANCHORAGE, ALASKA

AO NO. 2002-114

AN ORDINANCE CREATING HANSEN SAND LAKE LATERAL SANITARY SEWER SPECIAL ASSESSMENT DISTRICT 1436 AND DETERMINING TO PROCEED WITH THE PROPOSED IMPROVEMENTS THEREIN.

THE ANCHORAGE ASSEMBLY FINDS THAT:

- A. The Municipality has been petitioned to create a special assessment district for the construction of sanitary sewer improvements described in paragraph "C" below, within the area described in paragraph "D" below.
- B. The petition to create the special assessment district has been signed by sufficient and proper owners and has been filed with the Municipal Clerk.
- C. The sanitary sewer improvements include all necessary piping and appurtenances required to serve the area described in paragraph "D" below and as shown on the attached map.
- D. The sanitary sewer improvements described above are necessary and will benefit the following described property which will be assessed for said improvements:

HANSEN SAND LAKE LID 1436

Commencing for reference at the Southwest corner of Section 2, T12N, R4W, Said SW corner also to be known as the section corner common to Sections 2, 3, 10 & 11, T12N,

Confirmed copy received by
1/15/03- Recorder's Office - Original still there.
8/26/03- I sent a certified original to the clerk's office (hand carried 8/22/03). I'm still looking for the original though. Call them periodically to see if they found it in their pile of things that don't have a "return to".

CLERK'S OFFICE
APPROVED
Date: 8-20-02

Submitted by: Chairman of the Assembly at the
Request of the Mayor
Prepared by: Anchorage Water & Wastewater
Utility
For reading: July 16, 2002

ANCHORAGE, ALASKA
AO NO. 2002-114

**AN ORDINANCE CREATING HANSEN SAND LAKE LATERAL SANITARY SEWER
SPECIAL ASSESSMENT DISTRICT 1436 AND DETERMINING TO PROCEED WITH THE
PROPOSED IMPROVEMENTS THEREIN.**

THE ANCHORAGE ASSEMBLY FINDS THAT:

A. The Municipality has been petitioned to create a special assessment district for the construction of sanitary sewer improvements described in paragraph "C" below, within the area described in paragraph "D" below.

B. The petition to create the special assessment district has been signed by sufficient and proper owners and has been filed with the Municipal Clerk.

C. The sanitary sewer improvements include all necessary piping and appurtenances required to serve the area described in paragraph "D" below and as shown on the attached map.

D. The sanitary sewer improvements described above are necessary and will benefit the following described property which will be assessed for said improvements:

HANSEN SAND LAKE LID 1436

Commencing for reference at the Southwest corner of Section 2, T12N, R4W, Said SW corner also to be known as the section corner common to Sections 2, 3, 10 & 11, T12N, R4W; Thence N00°03'00"W a distance of 354.80 feet; Thence S89°54'40"E, 50 feet to a point known as the SW property corner of Lot 11C, Hansen Sand Lake Subdivision, Said point also to be known as the **POINT OF BEGINNING**; Thence continuing S89°54'40"E, 237.20 feet along the South property line of 11C, Hansen Sand Lake Subdivision, to a point known as the SE corner of Lot 11C, Hansen Sand Lake Subdivision, Said corner also being a property corner common to Lots 12A, 19A and Lot 20 N 6.6 feet, Hansen Sand Lake Subdivision; Thence N 00°02'48"W, a distance of 231.00 feet, along the East property line of lots 11A, 11B, & 11C, Hansen Sand Lake Subdivision, to a point being the NE corner of Lot 11A, Hansen Sand Lake Subdivision; Thence S89°54'40"W, 237.20 feet, along the North property line of Lot 11A, Hansen Sand Lake Subdivision, to a point being the NW

corner of Lot 11A, Hansen Sand Lake Subdivision, Thence S00°03'00"E, a distance of 231.00 feet, along the West property line of Lots 11A, 11B, and 11C, Hansen Sand Lake Subdivision, to a point known as the SW corner of Lot 11C, Hansen Sand Lake Subdivision; Said point also being the **POINT OF BEGINNING**. This description contains approximately 54,793 square feet (1.26 acres).

E. The total cost of the proposed sanitary sewer improvement is estimated at \$136,672.02. Said estimated cost will be prorated as shown on the attached preliminary assessment roll.

NOW THEREFORE, THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. There is established Hansen Sand Lake Lateral Sanitary Sewer Assessment District 1436, consisting of the area described in paragraph "D" above.

Section 2. The Municipality shall proceed with the proposed sanitary sewer improvements as described.

Section 3. An account shall be kept of all costs of the proposed improvements.


Section 4. After the improvements have been completed and the cost of the improvements known, the Mayor shall prepare a final assessment roll for this special sanitary sewer assessment district.

Section 5. The authorized percentage of the cost, or rate to be assessed against the property, shall be computed in accordance with the Anchorage Municipal Code and Anchorage Wastewater Utility Tariff in effect at the time the assessment roll is approved by the Municipal Assembly. Additionally, a Special Assessment Collection Charge as authorized by the Municipal Code and Wastewater Utility Tariff will be charged annually to each active account.

Section 6. The Mayor shall cause this ordinance to be recorded in the office of the Anchorage District Recorder.

Section 7. This ordinance is effective upon passage and approval.

PASSED AND APPROVED by the Anchorage Assembly this 20th day of August, 2002.


Chairman

ATTEST:


Municipal Clerk

HANSEN SANDLAKE LID NO. 1436

Lateral Improvement District

Preliminary Assessment Roll

AMS 1436

Estimated Project Cost: \$136,672.02

Lateral Rate: \$3.94

Trunk Rate: \$0.03

Interest Rate: 6.14%

			LATERAL					TRUNK					
Tax Code	Legal Description	Total Area	Asble Area	Rate per Sq. Ft.	Mainline Charge	No. Yrs	Pymt Amt	Asble Area	Rate per Sq. Ft.	Principal	No. Yrs	Pymnt Amnt	Total Principal
012-153-26	Hansen Sand Lake LT 11B	18,264	11,550	\$3.94436	\$45,557.34	20	\$3,783.88	18,264	\$0.03	\$547.92	2	\$282.12	\$46,105.26
012-153-27	Hansen Sand Lake LT 11A	18,264	11,550	\$3.94436	\$45,557.34	20	\$3,783.88	18,264	\$0.03	\$547.92	2	\$282.12	\$46,105.26
012-153-87	Hansen Sand Lake LT 11C	18,264	11,550	\$3.94436	\$45,557.34	20	\$3,783.88	18,264	\$0.03	\$547.92	2	\$282.12	\$46,105.26
TOTALS:			34,650		\$136,672.02			54,792		\$1,643.76			\$138,315.78

HANSEN SAND LAKE PROPOSED LID 1436



JEWEL LAKE RD.

WEST 74th AVE.

11A

11B

11C



LEGEND

PROPOSED
SEWER MAIN

EXISTING
SEWER MAIN

AD

AM

MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 661-2002

Meeting Date: July 16, 2002

From: Mayor

Subject: Creation of Hansen Sand Lake Lateral Improvement District 1436

This memorandum is in support of the creation ordinance for Hansen Sand Lake Lateral Sewer Improvement District 1436. The proposed sanitary sewer special assessment district is located in Anchorage, Alaska, along Jewel Lake Road, between West 74th Avenue and Strawberry Road. The estimated cost of construction for this sanitary sewer improvement district is \$136,672.02 which includes all necessary piping and appurtenances required for an approved municipal public sanitary sewer system.

This sanitary sewer improvement district was petition initiated. As shown below, property owners who will bear more than fifty percent (50%) of the estimated assessed cost of the improvement have voted to create this district:

FOR CREATION:	66.67%
AGAINST CREATION:	0%
NONRESPONSIVE:	<u>33.33%</u>
TOTAL:	100.00%

Three (3) properties comprise this sanitary sewer improvement district.

On June 6, 2002 an informal public meeting was conducted, for district property owners, in the basement conference room at Anchorage Water and Wastewater Utility headquarters building.

The passage of this ordinance will have no fiscal impact on any Municipal owned property.

THE ADMINISTRATION SUPPORTS THE NECESSARY IMPROVEMENTS IN AO 2002-114 AND RECOMMENDS THAT A PUBLIC HEARING BE SCHEDULED FOR THIS ORDINANCE.

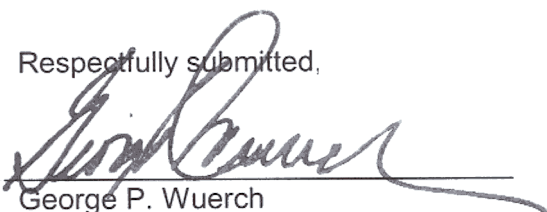
Concur:


Harry J. Kieling
Municipal Manager

Recommended by:


Mark Premo, P.E.
General Manager
Anchorage Water & Wastewater Utility

Respectfully submitted,


George P. Wuerch
Mayor

AO 2002-114

Municipality of Anchorage
MUNICIPAL CLERK'S OFFICE
Agenda Document Control Sheet

Ap 2002-

4

(SEE REVERSE SIDE FOR FURTHER INFORMATION)

1	SUBJECT OF AGENDA DOCUMENT	DATE PREPARED
	An Ordinance Creating Hansen Sand Lake Lateral Improvement District 1436, and determining to Proceed with the proposed improvements therein.	<i>July 03, 2002</i>
		Indicate Documents Attached <input checked="" type="checkbox"/> AO <input type="checkbox"/> AR <input checked="" type="checkbox"/> AM <input type="checkbox"/> AIM
2	DEPARTMENT NAME	DIRECTOR'S NAME
	AWWU	Mark Premo
3	THE PERSON THE DOCUMENT WAS ACTUALLY PREPARED BY	HIS/HER PHONE NUMBER
	Robert J Stachura	564-2712
4	COORDINATED WITH AND REVIEWED BY	INITIALS
5	Mayor	
	Heritage Land Bank	
	Merrill Field Airport	
	Municipal Light & Power	
	Port of Anchorage	
	Solid Waste Services	
2	Water & Wastewater Utility	<i>7/8/02</i>
4	Municipal Manager	<i>7/12</i>
	Cultural & Recreational Services	
	Employee Relations	
	Finance, Chief Fiscal Officer	
	Fire	
	Health & Human Services	
	Office of Management and Budget	
	Management Information Services	
	Police	
	Planning, Development & Public Works	
	Development Services	
	Facility Management	
	Planning	
	Project Management & Engineering	
	Street Maintenance	
	Traffic	
	Public Transportation Department	
	Purchasing	
3	Municipal Attorney <i>1299</i>	<i>7-10-02</i>
	Municipal Clerk	
1	Other: AWWU Special Assessments	<i>7/3/02</i>
5	Special Instructions/Comments	
	<i>Addendum - Introduction</i>	
6	ASSEMBLY HEARING DATE REQUESTED	7
	<i>July 16, 2002</i>	<i>8/20/02</i>

CLERK'S OFFICE
2002 JUL 12 PM 2:11