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CLERK'S OFFICE

APPROVED

Date: 7-23-02

Submitted by: Chairman of the Assembly at the
Request of the Mayor
Prepared by: Anchorage Water & Wastewater Utility
For reading: JULY 23, 2002

ANCHORAGE, ALASKA

AR NO. 2002-248

A RESOLUTION APPROVING CONSTRUCTION OF THE ALASKAN VILLAGE & CHESTER VALLEY (S02-018) SEWER LINE EXTENSION, AND PROVIDING FOR THE EVENTUAL ASSESSMENT AGAINST BENEFITED PROPERTY

WHEREAS, Alaska State Statute 42.05.385 and AMC 19.80 mandate that when a sanitary sewer line extension will create any charge or assessment against the adjacent property, the sanitary sewer line extension may not be constructed unless the legislative body of each municipality through which the extension passes has approved the extension.

WHEREAS, the Anchorage Water and Wastewater Utility (AWWU) has received application from a Developer to extend a sanitary sewer line under AWWU's sanitary sewer line extension agreement program to serve property known as Chester Valley #6, Block 2, Lots 7 through 30, per plat 70-261, and Chester Valley #6, Block 2, Lot 31A, per plat 97-77 filed with the District Magistrate Office, Third Judicial District, Anchorage, Alaska.

WHEREAS, the extension of the sanitary sewer line will specially benefit and provide sewer service to twenty-five (25) properties (reimbursable properties) and in doing so will create charges or assessments against them.

NOW THEREFORE, THE ANCHORAGE ASSEMBLY RESOLVES:

SECTION 1. It is in the best interests of the community that said sanitary sewer line improvement proceed.

SECTION 2. The Developer shall keep, and provide to the AWWU an accurate account of all costs of the sanitary sewer line improvements.

SECTION 3. The Developer has provided approximate costs for sanitary sewer line construction and these costs are allocated to each specially benefited parcel, as estimated on the attached sanitary sewer assessment roll per the AWWU Sewer Tariff.

SECTION 4. After the sewer line improvements have been completed and AWWU has received and approved the Developer's record drawings and certified project costs for the improvements, the Mayor shall cause the computation of all applicable assessment charges. At such time as each of the twenty-five (25) reimbursable properties cited on the attached sanitary sewer roll connect to the sewer line, the respective pro-rata charge, or assessment, for the sewer line shall be levied in accordance with Municipal Codes and the AWWU Wastewater Tariff in effect at the time the assessment is levied. Reference AMC 19.80 and Anchorage Wastewater Tariff Rules 7.0 and 14.0 for current (2002) reimbursement conditions and levy provisions.

SECTION 5. A Special Assessment Collection Charge, as authorized in Section 7.4 of the Wastewater Tariff, or in effect at the time the assessment is levied, will be charged those properties identified in this resolution.

SECTION 6. This resolution shall take effect immediately upon passage and approval by the Anchorage Municipal Assembly.

PASSED AND APPROVED by the Assembly of Anchorage this 23rd day of July, 2002.


Chairman

ATTEST:


Municipal Clerk



S02-018 ALASKAN VILLAGE & CHESTER VALLEY SEWER IMPROVEMENTS

Sewer Main Extension Agreement Preliminary Estimated Assessment Roll

AR 2002-248

AMS 1467

Interest Rate: 6.13669%

Item #	Tax Code	Legal Description	Total Area	Lat Asbl Area	*Lat Rate per Sq. Ft.	*Lat Mainline Charge	Lat No. Yrs	*Lat Pymt Amt
1	006-182-24	Chester Valley #6 Blk 2 Lt 10	9,838	9,838	0.58791	\$5,783.84	15	\$566.11
2	006-182-23	Chester Valley #6 Blk 2 Lt 11	14,002	14,002	0.58791	\$8,231.89	15	\$805.72
3	006-182-22	Chester Valley #6 Blk 2 Lt 12	9,406	9,406	0.58791	\$5,529.86	15	\$541.25
4	006-182-21	Chester Valley #6 Blk 2 Lt 13	13,812	13,812	0.58791	\$8,120.19	15	\$794.79
5	006-182-20	Chester Valley #6 Blk 2 Lt 14	9,874	9,874	0.58791	\$5,805.01	15	\$568.18
6	006-182-19	Chester Valley #6 Blk 2 Lt 15	8,515	8,515	0.58791	\$5,006.04		\$489.98
7	006-182-18	Chester Valley #6 Blk 2 Lt 16	9,000	9,000	0.58791	\$5,291.17		\$517.89
8	006-182-17	Chester Valley #6 Blk 2 Lt 17	9,664	9,664	0.58791	\$5,681.55		\$556.10
9	006-182-16	Chester Valley #6 Blk 2 Lt 18	8,540	8,540	0.58791	\$5,020.74		\$491.42
10	006-182-15	Chester Valley #6 Blk 2 Lt 19	8,540	8,540	0.58791	\$5,020.74		\$491.42
11	006-182-14	Chester Valley #6 Blk 2 Lt 20	8,540	8,540	0.58791	\$5,020.74		\$491.42
12	006-182-13	Chester Valley #6 Blk 2 Lt 21	8,540	8,540	0.58791	\$5,020.74		\$491.42
13	006-182-12	Chester Valley #6 Blk 2 Lt 22	8,540	8,540	0.58791	\$5,020.74		\$491.42
14	006-182-11	Chester Valley #6 Blk 2 Lt 23	8,540	8,540	0.58791	\$5,020.74		\$491.42
15	006-182-10	Chester Valley #6 Blk 2 Lt 24	8,540	8,540	0.58791	\$5,020.74		\$491.42
16	006-182-09	Chester Valley #6 Blk 2 Lt 25	8,540	8,540	0.58791	\$5,020.74	15	\$491.42
17	006-182-08	Chester Valley #6 Blk 2 Lt 26	8,540	8,540	0.58791	\$5,020.74	15	\$491.42
18	006-182-07	Chester Valley #6 Blk 2 Lt 27	8,540	8,540	0.58791	\$5,020.74	15	\$491.42
19	006-182-06	Chester Valley #6 Blk 2 Lt 28	8,540	8,540	0.58791	\$5,020.74	15	\$491.42
20	006-182-05	Chester Valley #6 Blk 2 Lt 29	8,540	8,540	0.58791	\$5,020.74	15	\$491.42
21	006-182-04	Chester Valley #6 Blk 2 Lt 30	8,540	8,540	0.58791	\$5,020.74	15	\$491.42
22	006-182-28	Chester Valley #6 Blk 2 Lt 31A	17,710	17,710	0.58791	\$10,411.85	20	\$864.78
23	006-182-27	Chester Valley #6 Blk 2 Lt 7	9,660	9,660	0.58791	\$5,679.19	15	\$555.87
24	006-182-26	Chester Valley #6 Blk 2 Lt 8	8,992	8,992	0.58791	\$5,286.47	15	\$517.43
25	006-182-25	Chester Valley #6 Blk 2 Lt 9	8,497	8,497	0.58791	\$4,995.46	15	\$488.94
TOTAL:						\$141,092.14		

**NOTE: All dollar amounts are estimated and subject to change upon completion of construction and when actual costs are known*

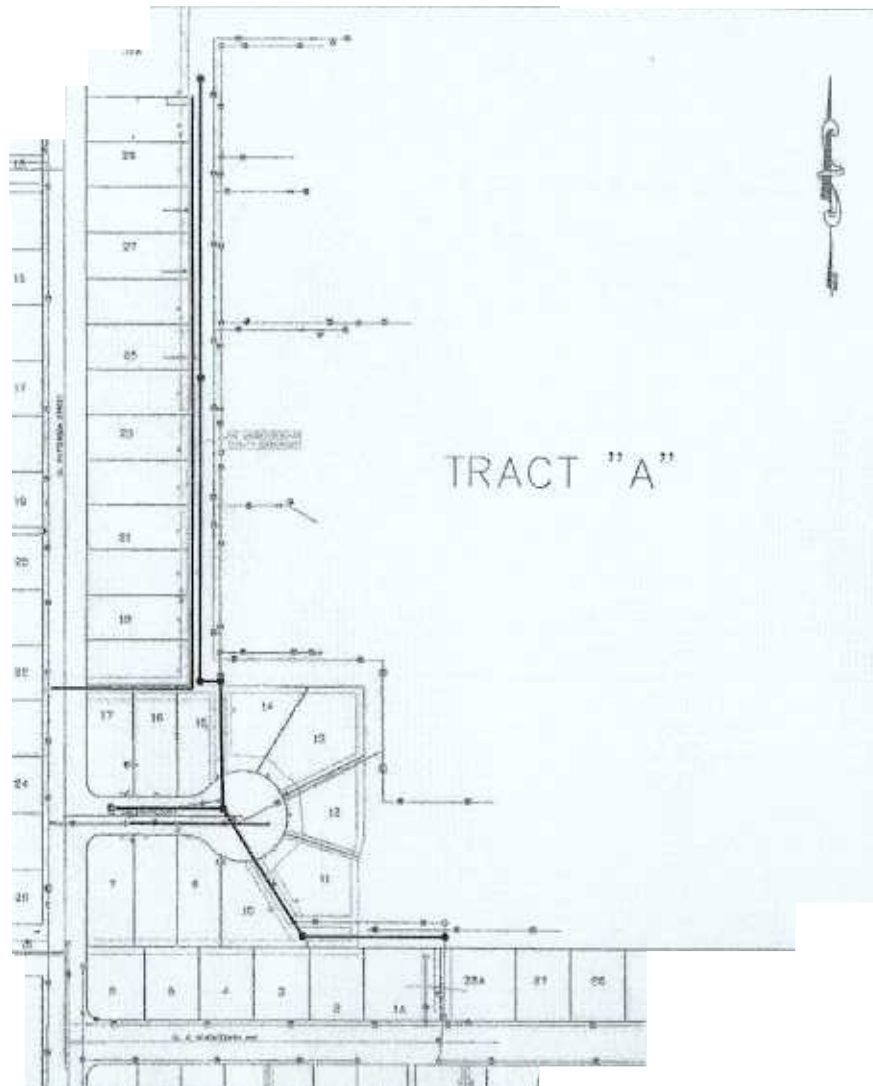
NOTE: All parcels have been previously assessed for sewer trunk

RETURN TO:
Anchorage Water & Wastewater Utility
Private Development
3000 Arctic Boulevard
Anchorage, Alaska 99503-3898
(907) 564-2747



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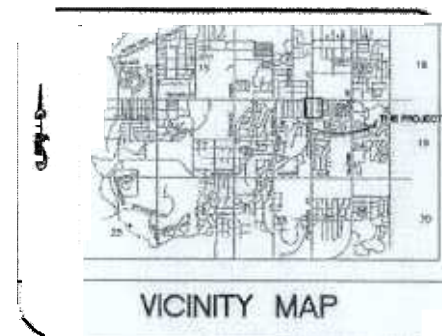
2002-065100-0



LEGEND:

- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- - - EXISTING WATER LINE
- EXISTING SEWER LINE

EXISTING LEGAL: TRACT A, THE ALASKAN VILLAGE SUBDIVISION, ADDN. NO. 1 AND LOTS 7-32, BLOCK 2 CHESTER VALLEY SUBDIVISION, ADDN. NO.6



**ALASKAN VILLAGE AND
CHESTER VALLEY
SUBDIVISIONS
WATER AND SEWER
IMPROVEMENTS**

GRID: 1440

MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

AM No. 683-2002

Meeting Date July 23, 2002

From: Mayor

Subject: Approval of Alaskan Village and Chester Valley Sewer Line Extension (AWWU File No. S02-018), and Providing for Assessment of Benefiting Properties at the Time of Service Connection

AMC 19.80 and A.S. 42.05.385 require approval of the Assembly to construct a sewer line extension where the extension will create, or has the potential to create, any charges or assessments against the adjacent properties.

A developer plans to construct a public sewer line extension within Tract A of Alaskan Village Subdivision Addition No. 1 (the parcel owned by the developer) and in portions of Chester Valley Subdivision, Addition No. 6. The sewer line extension will be for the purpose of benefiting twenty-five (25) parcels adjacent to the developer's parcel.

Currently these parcels are connected to private sanitary sewer facilities that served the former Alaskan Village Mobile Home Park (Tract A), facilities that are slated to be retired and/or removed in preparation for redevelopment of Tract A. The developer is coordinating the construction of this public improvement to restore sanitary sewer service to the twenty-five (25) parcels. Initially the developer will fund the improvement. The twenty-five (25) parcels will be subject to charges and assessments that will be levied as the parcels connect. The costs of the improvements will be prorated to the developer's parcel and the twenty-five (25) parcels in accordance with cost allocation formulas prescribed in the Wastewater Tariff of the Anchorage Water & Wastewater Utility (AWWU).

The properties benefiting from the proposed construction and subject to charges and assessments are identified on the preliminary assessment roll, which is made a part of the resolution carried by this memorandum. As each property seeks connection, the parcel's pro-rata share of assessable sewer line costs will be presented to the Assembly for confirmation of levy action to the extent possible within the rules and regulations of AWWU's Wastewater Tariff in effect at the time of connection.

Owners of benefited property were notified of the estimated project cost, and their individual property's estimated cost allocation, by letter dated June 10, 2002. On June 24, 2002, AWWU hosted an informational meeting for benefited properties, to discuss the project and the forthcoming Assembly action. The letter requested

that the property owners call or visit AWWU's office if they had questions and/or could not attend the meeting.

The passage of this resolution will have a fiscal impact on the following Municipal owned parcel:

Item No.	Property I.D. No.	Legal Description	Municipal Management Authority	Assessment Estimate
22	006-182-28	Block 2, Lot 31A, Chester Valley No. 6	Anchorage Fire Department	\$10,411.85

A public hearing on this action is not required. As permitted by Municipal Code, all the affected property owners may submit, and have submitted, affidavits supporting Assembly approval of this Assembly action. These affidavits, in essence, negate the requirement for a public hearing.

THE ADMINISTRATION RECOMMENDS THE ASSEMBLY APPROVE THE EXTENSION OF THE ALASKAN VILLAGE AND CHESTER VALLEY SEWER LINE.

Concurrence:

Recommended by:

Harry J. Kieling
Municipal Manager

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

Respectfully submitted,

George P. Wuerch
Mayor



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Workflow Name	Action Date	Action	User	Security Group	Content ID	Revis
AWWU_SubWorkflow	7/16/02 9:23 AM	Approve	premomc	Public	000071	0
AllOtherARWorkflow	7/17/02 3:07 PM	Reject	kielinghj	Public	000071	0
AWWU_SubWorkflow	7/17/02 4:00 PM	Approve	premomc	Public	000071	0
MuniManager_SubWorkflow	7/19/02 8:24 AM	Approve	kielinghj	Public	000071	0
MuniMgrCoord_SubWorkflow	7/19/02 8:54 AM	Approve	bealejl	Public	000071	0

Addendum
~~INTRODUCTION~~

AWWU

Refer

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JUL 19 2002
M.O.A.