



2003-096420-0

Recording Dist: 301 - Anchorage
9/17/2003 3:00 PM Pages: 1 of 7

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cc

Return to: Anchorage Water & Wastewater Utility
Sandy Parr
3000 Arctic Boulevard
Anchorage, AK 99503

**Anchorage Recording District
Anchorage, Alaska
AO 2003-110
NC Monastery Water Improvement District**

**THIS COVER SHEET HAS BEEN ADDED TO THIS DOCUMENT TO
PROVIDE SPACE FOR RECORDING DATA. THIS COVER SHEET
APPEARS AS THE FIRST PAGE OF THE DOCUMENT IN THE
OFFICIAL PUBLIC RECORD.**

CLERK'S OFFICE

APPROVED

Date: 8-19-03

Submitted by: Chairman of the Assembly at the
Request of the Mayor

Prepared by: Anchorage Water & Wastewater
Utility

For reading: July 22, 2003

ANCHORAGE, ALASKA

AO NO. 2003-110

**AN ORDINANCE CREATING NC MONASTERY WATER SPECIAL ASSESSMENT
DISTRICT 1386, 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 water 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 water improvements include all necessary water main piping and appurtenances required to serve the area described in paragraph "D" below and as shown on the attached map.

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

NC MONASTERY WID 1386

Commencing for reference at a brass cap monument labeled as U.S. Cadastral Survey, BLM 1950, Center-West 1/16 Point of Section 30, T15N, R1W, Seward Meridian, Alaska as shown on Plats 82-422, 84-81, and 83-420, and defined herein as the **TRUE POINT OF BEGINNING**; thence S89°52'45"W for an approximate distance of 330.60 feet to the northwest property corner of Corinne Subdivision Lot 2; thence S00°10'34"E for a distance of 659.50 feet to the southwest corner of the Melinda Subdivision as recorded by plat 82-164; thence S00°07'00"E for a distance of 660.06 feet following the western boundaries of the Stodill and Hawditt Subdivisions to a point on the south right-of-way of Caspian Court adjusted to the northeastern most corner of Kendall Subdivision, Lot 3; thence following an arc on Caspian Court with delta 82°02'11", Radius 50.00 feet, a distance of 71.59 feet, thence S11°44'33"W along the eastern property line of Kendall Subdivision, Lot 3 for a distance of 257.97 feet; thence N89°47'17"W for an approximate

distance of 266.76 feet to the eastern right-of-way of Raleen Street and southwest corner of Kendall Subdivision, Lot 3; thence S00°01'27"E for a distance of 345.11 feet to the southwest corner of Kendall Subdivision, Lot 4; thence S89°47'17"E for an approximate distance of 300.00 feet to the northeast corner of BLM Lot 101; thence S01°08'08"E for an approximate distance of 226.00 feet near the southeast property corner of BLM Lot 101 and southwest property corner of BLM Lot 100; thence N61°38'00"E north and parallel to the Old Glenn Highway right-of-way centerline for approximately 989.90 feet; thence along a curve with a delta 5°28'26", Radius 1282.39 feet, a distance of 122.52 feet adjusted to the northeast property corner BLM Lot 99 and common to the southeast corner of BLM Lot 90; thence N00°03'00"W for an approximate distance of 180.00 feet adjusted to the southwest corner of BLM Lot 89; thence along an approximate N90°00'00"E a distance of 216.08 feet to the southeast corner of BLM Lot 89 and edge of the Old Glenn Highway Right-of-way; thence approximately N39°42'00"E following the Old Glenn Highway right-of-way for approximately 1013.37 feet adjusted to the northeast corner of BLM Lot 74 at Darby Road; thence N44°44'20"E following a line offset 150 feet from the centerline of the Old Glenn Highway for approximately 112.33 feet to a point on the north right-of-way boundary of Darby Road; thence S89°51'00"E for approximately 50.06 feet adjusted to the southeast corner of Valliska Subdivision Lot 4 at Darby Road; thence northeast following the Old Glenn Highway right-of-way, along a curve with an approximate delta 9°11'42", Radius 1579.62 feet, for a distance of 253.40 feet to the common property corner of Valliska Subdivision Lots 3 and 4; thence N36°57'50"W for a distance of 161.70 feet, continuing along the property line of Valliska Subdivision Lot 3, N89°51'50"W for a distance of 105.00 feet, north for a distance of 125.00 feet, S89°52'40"E for a distance of 273.46 feet, S36°57'50"E for a distance of 156.81 feet to the property corner common with the southwest property corner of Valliska Subdivision Lot 2 and the Old Glenn Highway; thence along a curve on the Old Glen Highway right-of-way with a delta of 17°36'59", radius 1345.49 feet, for a distance of 413.69 feet, to the northeast property corner of Valliska Subdivision Lot 2; thence N55°27'24"W for a distance of 50.00 feet adjusted to the centerline of Monastery Drive; thence following the Old Glenn Highway right-of-way, along a curve with a delta of 8°40'10", radius 1282.39 feet, for a distance of 194.04 feet; Continuing along the highway right-of-way N25°36'16"E for a distance of 180.97 feet to the northeast corner of BLM Lot 58A; thence N89°53'45"W for 455.96 feet to the northwest corner of BLM Lot 58A and centerline of Mooseberry Bend; thence N89°48'26"W for a distance of 330.03 feet to the northwest corner of North Sparks Subdivision Lot 1; thence N89°43'22"W for a distance of 330.49 feet to the northwest corner of Tisha Subdivision, Lot 56C; thence N00°01'49"W for a distance of 28.68 feet to the northeast corner of Birchwood South Subdivision, Lot 4B; thence N89°50'00"W for 1325.09 feet to the northwest corner of Birchwood South Subdivision, Lot 1; thence along the western boundary of Birchwood Subdivision, Lot 1, at a bearing of S0°12'24"E for an approximate distance of 360.01 feet, adjusted to said **TRUE POINT OF BEGINNING**.

E. The total cost of the proposed water improvement is estimated at \$1,572,291. Said estimated cost will be prorated by the equal assessment methodology as delineated in the Anchorage Water Utility Tariff, as supported by sufficient and proper owners and as shown on the attached preliminary assessment roll.

NOW THEREFORE, THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. There is established NC Monastery Water Special Assessment District 1386, consisting of the area described in paragraph "D" above.

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

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

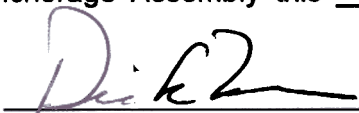
Section 4. After the improvements have been completed and the cost of the improvements known, the Mayor shall prepare a final assessment roll for this water special assessment district.

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 Water Utility Tariff in effect at the time the assessment roll is approved by the Municipal Assembly. Costs shall be assessed to benefited property in the water special assessment district by the *equal assessment method* prescribed in the Tariff, such that a benefited parcel's pro rata share of the costs shall be computed by dividing the total assessed project cost by the total number of separate parcels within the water improvement district at the time of levy. Additionally, a Special Assessment Collection Charge as authorized by the Municipal Code and Water 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 19th day of August, 2003.


Chairman

ATTEST:


Municipal Clerk

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects -- Utilities

AO Number: 2003- 110 Title: Monastery WID 1386

Sponsor: Municipality of Anchorage
Preparing Agency: AWWU
Others Impacted: N/A

CHANGES IN REVENUES AND EXPENSES:

(In Thousands of Dollars)

	<u>FY03</u>	<u>FY04</u>	<u>FY05</u>	<u>FY06</u>	<u>FY07</u>
Operating Revenues:	0	18	18	18	18

	\$				
TOTAL OPERATING REVENUES	-	\$ 18	\$ 18	\$ 18	\$ 18

Operating Expenses:

TOTAL OPERATING EXPENSES	\$	\$	\$	\$	\$
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Non-Operating Revenues:		96	96	96	96
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TOTAL NON-OPERATING REVENUES	\$	\$ 96	\$ 96	\$ 96	\$ 96
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Non-Operating Expenses:

TOTAL NON-OPERATING EXPENSES	\$	\$ 114	\$ 114	\$ 114	\$ 114
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NET INCOME (REGULATED)

POSITIONS: FT/PT and Temp

PUBLIC SECTOR ECONOMIC EFFECTS:

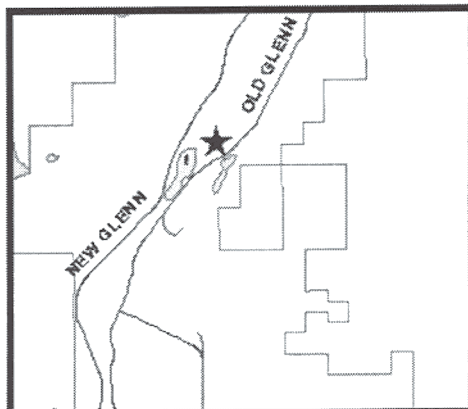
PRIVATE SECTOR ECONOMIC EFFECTS:

Prepared by: Bitsy Lawhorn

Telephone: 564-2713

Anchorage Water & Wastewater Utility

NC Monastery - WID 1386



Legend

- Parcels in this Project
- Other Parcels
- Proposed Water
- Future Transmission Main

NC MONASTERY
Water Improvement District AMS 1386
Preliminary Assessment Roll
Interest Rate: 6.11954%

Item	Tax Code	Legal Description	Total Area	Assessed Area	Water Principal	No. Years	Payment Amount	Owner 1
1	051-302-62-000	ARMSTRONG JOHNSON LT 1	49,669	24,805	\$26,648.84	20	\$2,210.68	KELLY MYLES & MARIS 50% &
2	051-302-63-000	ARMSTRONG JOHNSON LT 2	49,686	24,963	\$26,648.84	20	\$2,210.68	ARMSTRONG GALE H & ROBIN
3	051-302-58-000	ATHANASIOUS LT 62A	45,034	22,524	\$26,648.84	20	\$2,210.68	DAVENPORT PHEBE & PATRAS JAMES
4	051-302-59-000	ATHANASIOUS LT 62B	45,090	22,197	\$26,648.84	20	\$2,210.68	JOHNSON BRUCE A & MONICA A
5	051-294-25-000	BIRCHWOOD SOUTH BLK 1 LT 1	122,626	122,616	\$26,648.84	20	\$2,210.68	SAINT JOHN ORTHODOX CATHEDRAL
6	051-294-26-000	BIRCHWOOD SOUTH BLK 1 LT 2A	51,150	51,150	\$26,648.84	20	\$2,210.68	HAVEN-HOME 50% &
7	051-294-27-000	BIRCHWOOD SOUTH BLK 1 LT 2B	51,150	51,146	\$26,648.84	20	\$2,210.68	TEMPLETON RUTH A & STEVEN L
8	051-294-28-000	BIRCHWOOD SOUTH BLK 1 LT 3A	51,975	51,974	\$26,648.84	20	\$2,210.68	CLODFELTER B DAWN &
9	051-294-29-000	BIRCHWOOD SOUTH BLK 1 LT 3B	51,975	51,972	\$26,648.84	20	\$2,210.68	LAMB PATRICK A & JANE E &
10	051-294-30-000	BIRCHWOOD SOUTH BLK 1 LT 4A	52,800	24,015	\$26,648.84	20	\$2,210.68	JONES K C & GWYNETH L
11	051-294-31-000	BIRCHWOOD SOUTH BLK 1 LT 4B	54,450	24,867	\$26,648.84	20	\$2,210.68	HOWLAND TERRANCE J & RENEE M
12	051-302-64-000	BLOOM COUNTY LT 1	44,585	27,988	\$26,648.84	20	\$2,210.68	GILLQUIST GREG R & JENNIFER L
13	051-302-65-000	BLOOM COUNTY LT 2	24,961	7,110	\$26,648.84	20	\$2,210.68	ZINK ALAN J & ROSALIE A
14	051-302-54-000	CORINNE LT 1	49,494	25,226	\$26,648.84	20	\$2,210.68	IHDE SHERRILYN
15	051-302-55-000	CORINNE LT 2	49,585	24,672	\$26,648.84	20	\$2,210.68	JOHNSON THOMAS A & ETAL
16	051-302-41-000	HAWDITT LT 1	40,469	40,465	\$26,648.84	20	\$2,210.68	DITTBRENDER HAROLD & JENNIFER
17	051-302-40-000	HAWDITT LT 2	49,567	24,746	\$26,648.84	20	\$2,210.68	SCHMIDT VIKTOR JR & MELINDA C
18	051-303-19-000	KENDALL LT 1	46,450	46,447	\$26,648.84	20	\$2,210.68	LAMB JANE
19	051-303-20-000	KENDALL LT 2	46,454	26,216	\$26,648.84	20	\$2,210.68	ROSS THOMAS W & SUSAN K
20	051-303-22-000	KENDALL LT 4	217,803	51,365	\$26,648.84	20	\$2,210.68	KENDALL DANIEL W & MELINDA J
21	051-302-60-000	LABRECQUE LT 1	49,701	24,758	\$26,648.84	20	\$2,210.68	DAVIS HAROLD E JR &
22	051-302-61-000	LABRECQUE LT 2	49,716	24,878	\$26,648.84	20	\$2,210.68	LAMB JANE
23	051-302-60-000	MARANATHA-NORTH LT 66A	78,098	38,962	\$26,648.84	20	\$2,210.68	SAINT JOHN ORTHODOX CATHEDRAL
24	051-302-61-000	MARANATHA-NORTH LT 66A	51,986	32,900	\$26,648.84	20	\$2,210.68	SAINT JOHN ORTHODOX CATHEDRAL

NC MONASTERY
Water Improvement District AMS 1386
Preliminary Assessment Roll
Interest Rate: 6.11954%

Item	Tax Code	Legal Description	Total Area	Assessed Area	Water Principal	No. Years	Payment Amount	Owner 1
25	051-302-52-000	MARANATHA-NORTH LT 66B	47,574	21,171	\$26,648.84	20	\$2,210.68	TRUELSON ERIC & DIANA &
26	051-302-56-000	MELINDA LT A	54,487	16,748	\$26,648.84	20	\$2,210.68	KENDALL DANIEL W & MELINDA
27	051-302-57-000	MELINDA LT B	50,232	16,872	\$26,648.84	20	\$2,210.68	SPARKS STEPHEN M & VALORIE A
28	051-293-53-000	NORTH SPARKS LT 1	49,564	29,288	\$26,648.84	20	\$2,210.68	WEBSTER THOMAS H & JOANN B
29	051-293-54-000	NORTH SPARKS LT 2	49,564	20,313	\$26,648.84	20	\$2,210.68	WEBSTER THOMAS H & JOANN B
30	051-302-39-000	STODILL LT 1	49,564	24,725	\$26,648.84	20	\$2,210.68	STONE GARY W & KATHLEEN A
31	051-302-38-000	STODILL LT 2	49,564	24,790	\$26,648.84	20	\$2,210.68	STOGSDILL SAMUEL W &
32	051-303-10-000	T15N R1W SEC 30 LT 100	46,609	13,749	\$26,648.84	20	\$2,210.68	NEWMAN NORMA JEAN
33	051-293-55-000	T15N R1W SEC 30 LT 58A	115,083	115,082	\$26,648.84	20	\$2,210.68	GRAY DANIEL R
34	051-302-36-000	T15N R1W SEC 30 LT 63 W100'	33,000	33,000	\$26,648.84	20	\$2,210.68	TRUELSON ERIC & DIANA
35	051-302-06-000	T15N R1W SEC 30 LT 64 N 180'	59,242	59,242	\$26,648.84	20	\$2,210.68	DUNAWAY MARC W & ELIZABETH
36	051-302-07-000	T15N R1W SEC 30 LT 64 S 160'	49,658	22,451	\$26,648.84	20	\$2,210.68	PETERS RICHARD R & LINDA F
37	051-302-14-000	T15N R1W SEC 30 LT 71	108,900	49,520	\$26,648.84	20	\$2,210.68	GRASSE CHRIS & MARGARET
38	051-302-12-000	T15N R1W SEC 30 LT 72 E2	54,450	24,879	\$26,648.84	20	\$2,210.68	ALLEN GRADY T &
39	051-302-13-000	T15N R1W SEC 30 LT 72 W2	54,450	27,149	\$26,648.84	20	\$2,210.68	SCHETZLE HAROLD & GLORIA
40	051-302-72-000	T15N R1W SEC 30 LT 74	36,590	21,255	\$26,648.84	20	\$2,210.68	GIELAROWSKI THOMAS L
41	051-302-71-000	T15N R1W SEC 30 LT 75	108,029	49,325	\$26,648.84	20	\$2,210.68	GIELAROWSKI THOMAS L
42	051-302-25-000	T15N R1W SEC 30 LT 76A	92,659	49,456	\$26,648.84	20	\$2,210.68	GIELAROWSKI THOMAS L
43	051-302-24-000	T15N R1W SEC 30 LT 77A	92,586	49,588	\$26,648.84	20	\$2,210.68	WOOD THOMAS B & LINDA M
44	051-302-42-000	T15N R1W SEC 30 LT 78A	49,582	28,069	\$26,648.84	20	\$2,210.68	ROSS ROBERT A & CARMEN A
45	051-302-43-000	T15N R1W SEC 30 LT 79B	40,567	40,563	\$26,648.84	20	\$2,210.68	PARKER HAROLD H & BARBARA E
46	051-302-32-000	T15N R1W SEC 30 LT 81	108,900	61,626	\$26,648.84	20	\$2,210.68	DITTBRENDER MATTHEW &
47	051-302-31-000	T15N R1W SEC 30 LT 82A	92,541	49,606	\$26,648.84	20	\$2,210.68	BECK GREGORY L & GLENDA L
48	051-302-30-000	T15N R1W SEC 30 LT 83A	92,563	49,531	\$26,648.84	20	\$2,210.68	GIELAROWSKI THOMAS L
49	051-302-29-000	T15N R1W SEC 30 LT 84	53,143	13,485	\$26,648.84	20	\$2,210.68	IDITAROD AREA SCHOOL DIST

NC MONASTERY
Water Improvement District AMS 1386
Preliminary Assessment Roll
Interest Rate: 6.11954%

Item	Tax Code	Legal Description	Total Area	Assessed Area	Water Principal	No. Years	Payment Amount	Owner 1
50	051-303-06-000	T15N R1W SEC 30 LT 89	47,850	43,534	\$26,648.84	20	\$2,210.68	SPINVEST LLC
51	051-303-05-000	T15N R1W SEC 30 LT 90	145,926	49,704	\$26,648.84	20	\$2,210.68	KELLEY LEONARD T TRUST
52	051-303-04-000	T15N R1W SEC 30 LT 91	108,900	76,169	\$26,648.84	20	\$2,210.68	EKLUTNA INC
53	051-303-09-000	T15N R1W SEC 30 LT 94	99,000	52,469	\$26,648.84	20	\$2,210.68	EKLUTNA INC
54	051-293-89-000	TISHA LT 99C	99,313	49,566	\$26,648.84	20	\$2,210.68	STALLMAN DWIGHT & DEBORAH
55	051-302-44-000	VALLISKA LT 1	56,029	49,047	\$26,648.84	20	\$2,210.68	COOK WILLIAM D & MARY A 50% &
56	051-302-45-000	VALLISKA LT 2	61,103	41,001	\$26,648.84	20	\$2,210.68	LISKA DOROTHY ANN
57	051-302-47-000	VALLISKA LT 4	43,000	15,156	\$26,648.84	20	\$2,210.68	VALLIERES JOSEPH M
58	051-302-48-000	VALLISKA LT 5	44,122	22,078	\$26,648.84	20	\$2,210.68	VALLIERES JOSEPH M
59	051-302-49-000	VALLISKA LT 6	49,247	24,719	\$26,648.84	20	\$2,210.68	DUKE JOHN STARLING & UTE
					\$1,572,281.56			

MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 588-2003

Meeting Date: July 22, 2003

From: Mayor

Subject: **CREATION OF NC MONASTERY WATER SPECIAL ASSESSMENT
DISTRICT 1386.**

This memorandum is in support of a creation ordinance for NC Monastery Water Special Assessment District 1386. The proposed water special assessment district is located in Chugiak, north of Lower Fire Lake, south of South Birchwood Loop, between the New and Old Glenn Highways. The estimated cost to construct this water improvement district is \$1,572,291, which includes all necessary piping and appurtenances required for an approved public water system.

This water special assessment district, benefiting fifty-nine (59) properties, was petition initiated. Property owners first voted by majority to allocate improvement district costs by an equal assessment methodology.

On a second ballot allocating estimated costs by the selected equal assessment methodology, property owners who will bear more than fifty percent (50%) of the estimated assessable cost of the improvement voted to create this district:

FOR CREATION:	57.63%
AGAINST CREATION:	15.25%
NONRESPONSIVE:	<u>27.12%</u>
TOTAL:	100.00%

The area served by this proposed water improvement district is presently being served by individual on-site water systems.

Informal public meetings were conducted in the Eagle River/Chugiak area for each of the two ballots referenced above. All questions asked were answered.

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

**THE ADMINISTRATION SUPPORTS THE NECESSARY IMPROVEMENTS IN AO
2003-110 AND RECOMMENDS THAT A PUBLIC HEARING BE SCHEDULED FOR
THIS ORDINANCE.**

Prepared by: Mark Premo, P.E., General Manager, AWWU
Concur: Harry J. Kieling, Jr., Municipal Manager
Respectfully submitted: George P. Wuerch, Mayor

Content Information

Content ID : 000939

Revision: 1

AN ORDINANCE CREATING NC MONASTERY WATER SPECIAL
Title: ASSESSMENT DISTRICT 1386, AND DETERMINING TO
PROCEED WITH THE PROPOSED IMPROVEMENTS THEREIN.

Author: cabanh

Initiating Dept: AWWU

Description: NC MONASTERY WATER SPECIAL ASSESSMENT DISTRICT
1386

Date Prepared: 6/23/03 3:56 PM

Director Name: Mark Premo

Document
Number: AO 2003-110

Assembly Meeting
Date MM/DD/YY: 7/22/03 12:00 AM

Public Hearing
Date MM/DD/YY: 8/19/03 12:00 AM

Workflow History

Workflow Name	Action Date	Action	User	Security Group	Content ID
AllOrdinanceWorkflow	6/23/03 3:58 PM	Checkin	gibsonam	Public	000939
AWWU_SubWorkflow	6/23/03 4:01 PM	Approve	premomc	Public	000939
AllOrdinanceWorkflow	7/3/03 12:13 PM	Reject	leblancdc	Public	000939
AllOrdinanceWorkflow	7/3/03 1:38 PM	Checkin	gibsonam	Public	000939
AWWU_SubWorkflow	7/3/03 1:44 PM	Approve	premomc	Public	000939
OMB_SubWorkflow	7/8/03 11:57 AM	Approve	foutzrs	Public	000939
AllOrdinanceWorkflow	7/9/03 11:38 AM	Reject	fehlenrl	Public	000939
AllOrdinanceWorkflow	7/9/03 3:00 PM	Checkin	gibsonam	Public	000939
AWWU_SubWorkflow	7/9/03 3:03 PM	Approve	premomc	Public	000939
OMB_SubWorkflow	7/9/03 4:10 PM	Approve	foutzrs	Public	000939
Legal_SubWorkflow	7/9/03 5:13 PM	Approve	fehlenrl	Public	000939
MuniManager_SubWorkflow	7/14/03 4:31 PM	Approve	leblancdc	Public	000939
MuniMgrCoord_SubWorkflow	7/14/03 4:33 PM	Approve	abbottmk	Public	000939

INTRODUCTION