

CLERK'S OFFICE
APPROVED
Date: 12-19-03

Submitted by: Chairman of the Assembly at the
Request of the Mayor
Prepared by: Anchorage Water & Wastewater
Utility
For reading: November 4, 2003

ANCHORAGE, ALASKA
AO NO. 2003-147

**AN ORDINANCE CREATING HIGHLAND WATER SPECIAL ASSESSMENT DISTRICT
1077, 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:

HIGHLAND WID 1077

Commencing for reference at the NW corner of the SW ¼ of Section 20 T12N, R3W, Seward Meridian, Alaska; Thence S00°08'00"E, a distance of 105' along the section line common to Section 19 and Section 20, said point also to be known as the TRUE POINT OF BEGINNING. Thence S89°53'00"W, a distance of 200' to the northwest corner of Lot 2, Block 1 Highland Subdivision; Thence S00°08'00"W a distance 555' to the center line of Highland Park Avenue; Thence N89°52'58"E, a distance of 530.03' to the southeast property corner of TR A Birch Trail Subdivision; Thence N00°08'26"W, a distance of 329.99' to the northeast corner of TR A Birch Trail Subdivision; Thence N00°01'00"W, a distance of 166.86' to the northeast corner of TR B Birch Trail Subdivision; Thence N89°57'00"W, a distance of 300.03' to the northwest corner of TR A Birch Trail Subdivision; Thence

N00°01'00"W a distance of 60.2' along the western property line of TR B Birch Trail Subdivision; Thence S89°53'00"W, a distance of 30' to TRUE POINT OF BEGINNING.

E. The total cost of the proposed water improvement is estimated at \$205,570.99. Said estimated cost will be prorated by the benefited area 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 Highland Water Special Assessment District 1077, 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 such that a benefited parcel's pro rata share of the costs shall be computed by multiplying the total assessed project cost by a fraction determined by dividing the benefited area of the parcel by the total benefited area for the improvement. 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 17th day of December, 2003.


Chairman

ATTEST:


Municipal Clerk

Municipality of Anchorage

Summary of Economic Effects - Utilities

AO Number: 2003-147 Title: Highland WID 1077

Sponsor: Municipality of Anchorage

Preparing Agency: AWWU Others Affected: N/A

CHANGES IN EXPENDITURES AND REVENUES (Thousands of Dollars)

Operating Revenues:	FY 2003	FY 2004	FY 2005	FY 2006	FY 2007
Total Operating Revenues:	0	0	0	0	0
Operating Expenses:					
Total Operating Expenses:	0	0	0	0	0
Non-Operating Revenues:					
Total Non-Operating Revenues:	0	0	0	0	0
Non-Operating Expenses					
Total Non-Operating Expenses:	0	0	0	0	0
NET INCOME (Regulated)	0	0	0	0	0
Positions: FT/PT/TEMP	0	0	0	0	0

Impact on General Government: NO (If yes, attach SEE for General Government agency impacted.)

Public Sector Economic Effects: The Utility anticipates installation of the improvement in 2006 in coordination with an Alaska Department of Transportation and Public Facilities highway reconstruction project. Total projected revenue and interest earnings for this project equal \$14,729 (**<\$30,000**), estimated from 2007 forward. Total projected operational and interest expense is also estimated to be \$14,729, the net effect being zero (\$0.00). This water extension is viewed as immaterial to the operational cost to the Utility, being a negligible increase. Reference attached AO and AM.

Private Sector Economic Effects: The benefited properties will be assessed a special assessment for construction of the improvement. See attached preliminary assessment roll (AO). The Utility will finance the cost of the improvement for up to twenty years.

If further explanation is necessary, a separate page may be attached.

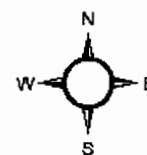
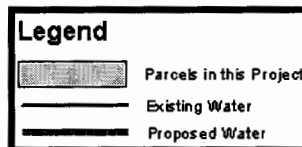
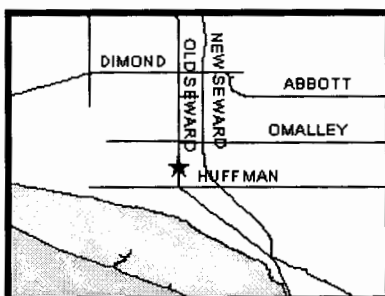
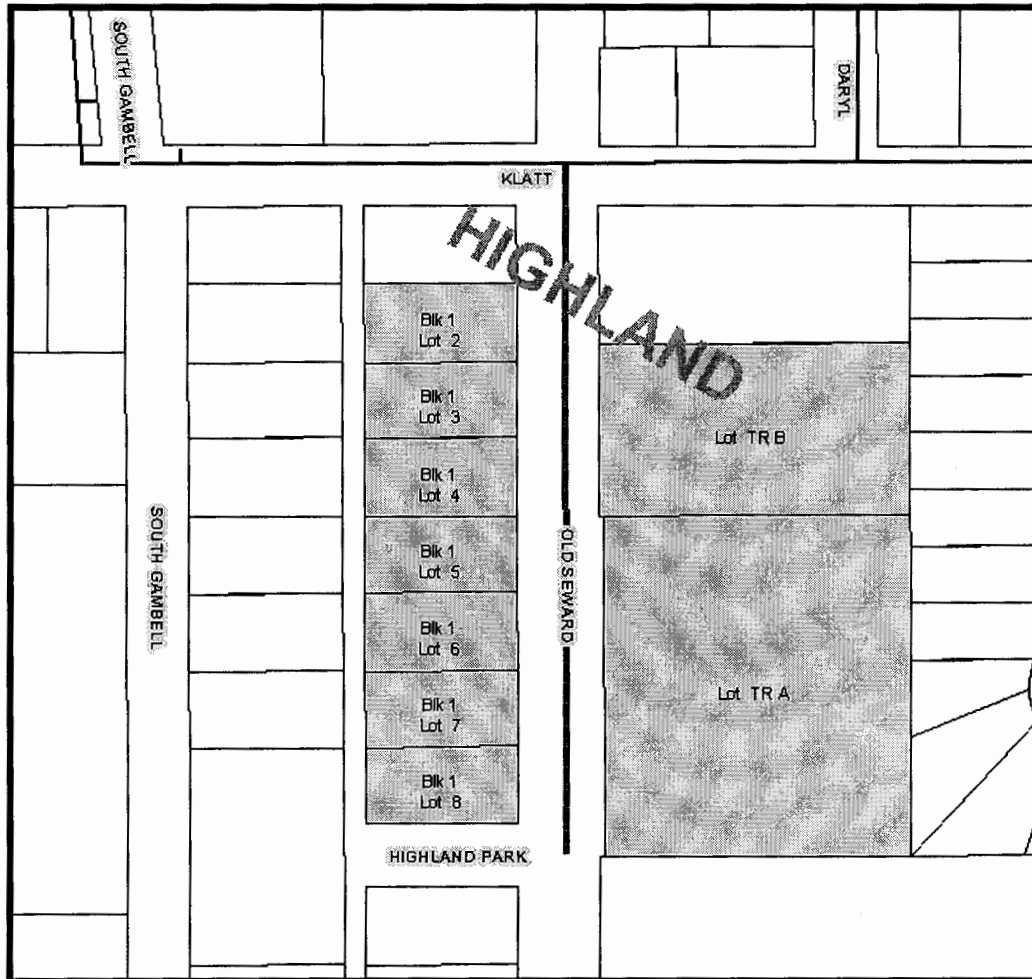
Prepared By: Don Keefer, AWWU Planning Supervisor Telephone: 564-2717
(Name, Title)

Validated by OMB: _____ Date: _____

Approved by: Mark Premo, P.E., General Manager, AWWU Date: _____
(Director, Preparing Agency)

Anchorage Water & Wastewater Utility

HIGHLAND - WID 1077



3-13-03

SW2731/2732

HIGHLAND (KLATT & OLD SEWARD)
Water Improvement District AMS 1077
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	016-191-12-000	T12N R3W SEC 20 TR B	50,063	24,915	\$33,467.73	20	\$2,776.35	KEHL FAMILY 2000 TRUST, KEHL ALFRED O & DOROTHY E CO-TRUSTEES
2	016-161-02-000	HIGHLAND	11,250	11,250	\$15,111.86	20	\$1,253.62	BRADLEY KAZUKO
3	016-161-03-000	HIGHLAND	11,250	11,250	\$15,111.86	20	\$1,253.62	WAGNER HAROLD E & JUDY E
4	016-161-04-000	HIGHLAND	11,250	11,250	\$15,111.86	20	\$1,253.62	TUOMI JACK O & PAMELA A
5	016-161-05-000	HIGHLAND	11,250	11,250	\$15,111.86	20	\$1,253.62	TUOMI JACK O & PAMELA A
6	016-161-06-000	HIGHLAND	11,250	11,250	\$15,111.86	20	\$1,253.62	TUOMI JACK O & PAMELA A
7	016-161-07-000	HIGHLAND	11,250	11,250	\$15,110.52	20	\$1,253.51	BROWN BYRON & RAVITHIS JOLENE
8	016-161-08-000	HIGHLAND	11,250	11,249	\$15,110.52	20	\$1,253.51	BROWN BYRON & RAVITHIS JOLENE
9	016-192-24-000	BIRCH TRAIL	97,287	49,373	\$66,321.58	20	\$5,501.77	STEPHAN SHAWN & DIANA 90% & STEPHAN PATRICK GABRIEL & CARLA 10%
Total							\$205,570.99	

MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 810-2003

Meeting Date: November 4, 2003

From: Mayor

Subject: **CREATION OF HIGHLAND WATER SPECIAL ASSESSMENT DISTRICT 1077.**

This memorandum is in support of a creation ordinance for Highland Water Special Assessment District 1077. The proposed water special assessment district is located in Anchorage, at Klatt Road and Old Seward Highway. The estimated cost to construct this water improvement district is \$205,570.99, which includes all necessary piping and appurtenances required for an approved public water system.

This water special assessment district, benefiting nine (9) properties, was petition initiated. Property owners first voted by majority to allocate improvement district costs by benefited area assessment methodology.

On a second ballot allocating estimated costs by the selected benefited area 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:	69.02%
AGAINST CREATION:	23.63%
NONRESPONSIVE:	<u>7.35%</u>
TOTAL:	100.00%

Following Assembly approval and creation of the water special assessment district, the water improvements will be designed and constructed in coordination with the State of Alaska Department of Transportation and Public Facilities project to reconstruct the Old Seward Highway at this location. Costs for the water improvements were estimated anticipating the coordination with the highway improvements and the water improvements will not proceed independent of the highway reconstruction.

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

Informal public meetings were conducted at AWWU's headquarters building at 3000 Arctic Blvd. 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 2003-147 AND RECOMMENDS THAT A PUBLIC HEARING BE SCHEDULED FOR THIS ORDINANCE.

Prepared by: Mark Premo, P.E., General Manager, AWWU
Concur: Denis C. LeBlanc, Municipal Manager
Respectfully submitted: Mark Begich, Mayor

Content Information**Content ID :** 001130

Title: AN ORDINANCE CREATING HIGHLAND WATER SPECIAL
ASSESSMENT DISTRICT 1077, AND DETERMINING TO
PROCEED WITH THE PROPOSED IMPROVEMENTS THEREIN.

Author: gibsonam**Initiating Dept:** AWWU**Date Prepared:** 9/16/03 10:32 AM**Director Name:** Mark Premo

Assembly Meeting
Date MM/DD/YY: 11/04/03

Public Hearing
Date MM/DD/YY: 12.16/03

Workflow History

<u>Workflow Name</u>	<u>Action Date</u>	<u>Action</u>	<u>User</u>	<u>Security Group</u>	<u>Content ID</u>
AllOrdinanceWorkflow	9/16/03 10:35 AM	Checkin	gibsonam	Public	001130
AWWU_SubWorkflow	9/16/03 10:50 AM	Approve	premomc	Public	001130
AllOrdinanceWorkflow	9/26/03 10:01 AM	Reject	wiltsep	Public	001130
AllOrdinanceWorkflow	10/3/03 8:40 AM	Checkin	gibsonam	Public	001130
AWWU_SubWorkflow	10/3/03 8:43 AM	Approve	premomc	Public	001130
OMB_SubWorkflow	10/16/03 10:55 AM	Approve	wiltsep	Public	001130
Legal_SubWorkflow	10/17/03 2:57 PM	Approve	fehlenrl	Public	001130
MuniManager_SubWorkflow	10/24/03 8:14 AM	Approve	leblancdc	Public	001130
MuniMgrCoord_SubWorkflow	10/27/03 12:26 PM	Approve	katkusja	Public	001130

INTRODUCTION

CLERK'S OFFICE
2003 OCT 28 AM 11:24
M.O.A.