

CLERK'S OFFICE
AMENDED AND APPROVED
Date: 12-17-03

Submitted by: Chair of the Assembly
at the Request of the Mayor
Prepared by: Project Management
& Engineering Department
For Reading: November 18, 2003

ANCHORAGE, ALASKA
AR NO. 2003- 358

1 A RESOLUTION CONFIRMING AND LEVYING SPECIAL ASSESSMENTS FOR
2 SPECIAL ASSESSMENT DISTRICT NO. 6SR98, WHICH PROVIDED STREET
3 RECONSTRUCTION IMPROVEMENTS ON ALBATROSS DRIVE AND CURLEW
4 CIRCLE, AND SETTING THE DATE OF ASSESSMENT INSTALLMENT PAYMENTS,
5 INTEREST ON UNPAID ASSESSMENTS, AND PROVIDING FOR PENALTIES AND
6 INTEREST IN THE EVENT OF DELINQUENCY
7

8
9 THE ANCHORAGE ASSEMBLY RESOLVES:

10
11 Section 1. The improvements authorized in Anchorage Ordinance 98-
12 99 have been completed and actual costs determined. Special assessments are
13 hereby levied against properties benefited by said improvements as set forth in the
14 attached assessment roll prepared for the district.
15

16 Section 2. Timely notice of assessment was sent to each property
17 owner whose property is benefited by the improvements as indicated on the attached
18 assessment roll. Each property owner was also given notice of a Public Hearing to be
19 held before the Municipal Assembly. This provided property owners an opportunity to
20 present objections and/or inequalities in the assessment roll for the district.
21

22 Section 3. In conformance with the notice to the property owners, the
23 Assembly held a Public Hearing on December 17, 2003. At said hearing, all errors
24 and inequalities to which valid objections were raised were corrected. The amounts
25 indicated on the assessment roll are those amounts determined to be assessed. Said
26 amounts are equal to, or less than, the benefit each property derives from the
27 constructed improvements. The assessment roll has been duly certified by the
28 Municipal Clerk.
29

30 Section 4. All assessments and installment interest thereon may be
31 paid in approximately equal annual installments, according to the schedule specified in
32 Assembly Resolution No. 93-179. Annual installments are due and payable on or
33 before the 28th day of February of each year, with the first such installment
34 coming due and being payable on February 28, 2004.
35

36 Section 5. Interest on the unpaid assessment shall be at the rate equal
37 to the effective interest rate on the last bonds sold to finance similar improvements.

Section 6. Assessment installments not paid when due and payable are delinquent beginning on the day following the date when due and payable. A penalty of eight percent (8%) shall be added to any assessment installment not paid before the date of delinquency and both the penalty and the delinquent amount shall draw interest at the rate of eight percent (8%) per annum until paid.

Section 7. A special assessment collection charge, as authorized in Anchorage Municipal Code 19.20.265, will be charged to those properties identified in this resolution.

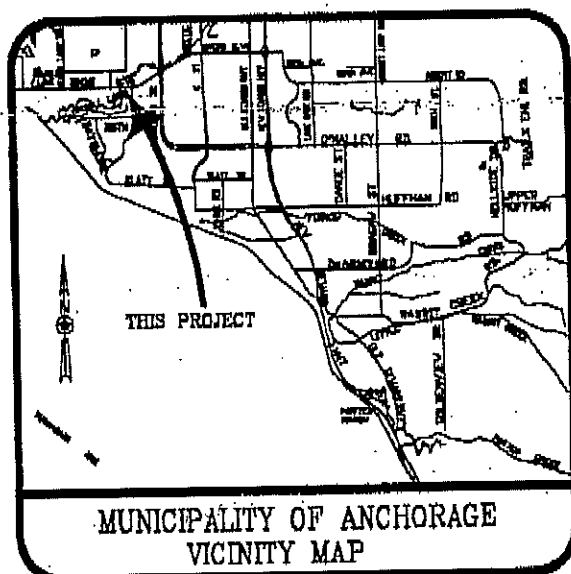
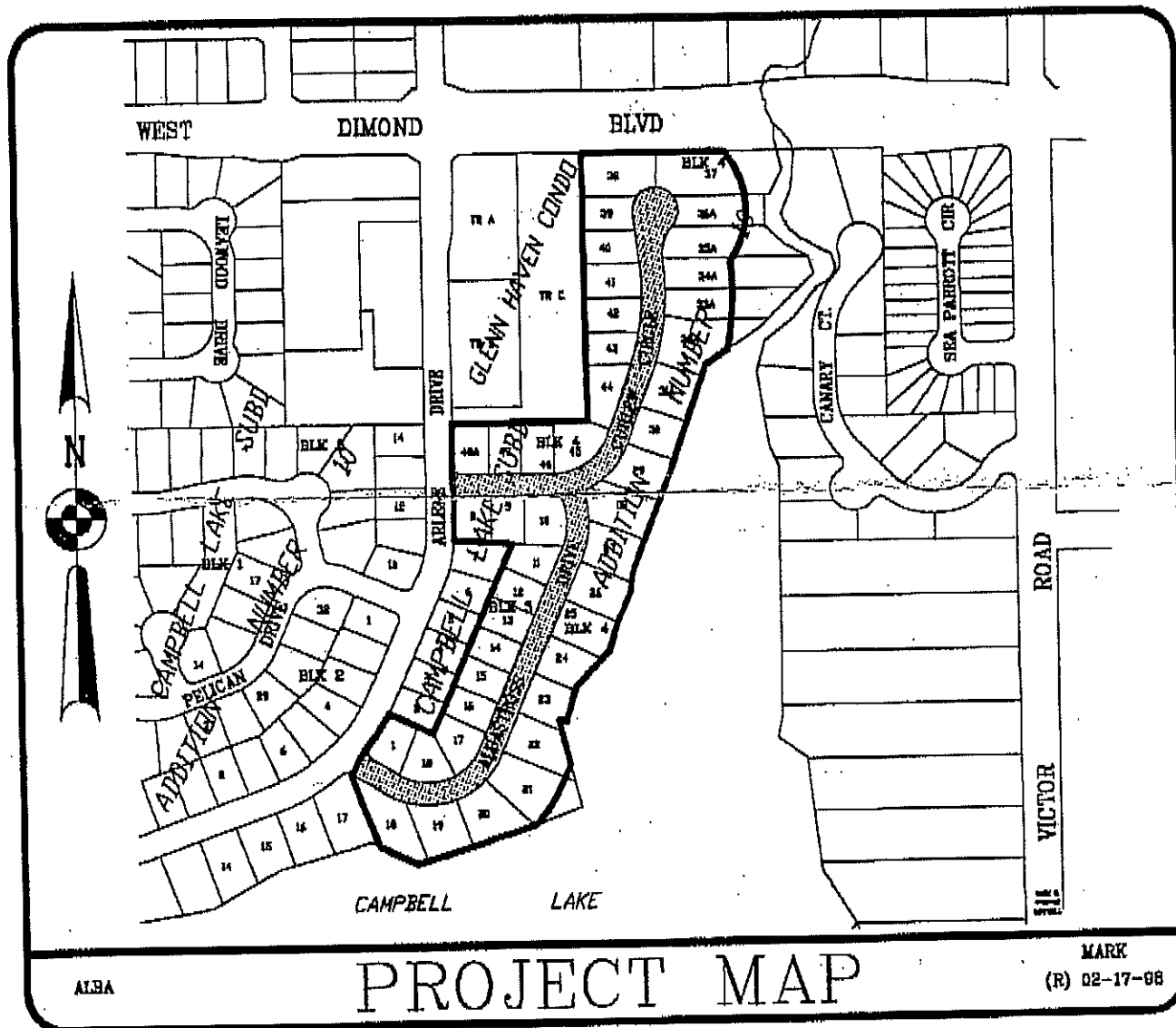
Section 8. Within thirty (30) days from the passage of this resolution, the Municipal Treasurer shall mail, postage prepaid, a notice to any owner of property whose assessment, schedule of payments, delinquencies, or amount of penalty and interest has been changed as a result of the hearing on the assessment roll. Not more than sixty (60) or less than thirty (30) days before the date said assessment or the first installment thereof shall become delinquent, the Municipal Treasurer shall mail a payment notice to each property owner, but failure to mail such notice shall in no way affect any liability for assessment levied by this resolution.

PASSED AND APPROVED by the Assembly of Anchorage, Alaska, this day of December, 2003.


Chair

ATTEST:

Barton S. Bland
Municipal Clerk



PROPOSED PAVING

RECONSTRUCTION

ALBATROSS DRIVE AND CURLEW CIRCLE

STREET RECONSTRUCTION

DEPARTMENT OF PUBLIC WORKS
OFFICE OF THE MUNICIPAL ENGINEER

Final Assessment Roll for Special Assessment District 6SR98 Albatross Dr/Curlew Cir Reconstruction RID

ID	TAXID	APP	SUBD	BLOCK	LOT	CONDO	UNIT	PERCENT SHARE	FINAL ASSESSMENT	YEARS TO PAY	ANNUAL ASSESSMENT	COLLECTION CHARGE	ANNUAL PAYMENT	INTEREST AT 4.57%	PRINCIPAL & INTEREST PAID
1	01238222	000	CAMPBELL LAKE HEIGHTS #10	4	23			2.03%	\$2,426.08	5	\$553.72	\$42.00	\$595.72	\$342.52	\$2,768.60
2	01238223	000	CAMPBELL LAKE HEIGHTS #10	4	24			2.20%	\$2,630.64	10	\$333.60	\$42.00	\$375.60	\$705.38	\$3,336.02
3	01238224	000	CAMPBELL LAKE HEIGHTS #10	4	25			2.61%	\$3,115.80	10	\$395.13	\$42.00	\$437.13	\$835.48	\$3,951.28
4	01238225	000	CAMPBELL LAKE HEIGHTS #10	4	26			2.54%	\$3,029.85	10	\$384.23	\$42.00	\$426.23	\$812.43	\$3,842.28
5	01238226	000	CAMPBELL LAKE HEIGHTS #10	4	27			2.81%	\$3,356.78	10	\$425.69	\$42.00	\$467.69	\$900.09	\$4,256.87
6	01238227	000	CAMPBELL LAKE HEIGHTS #10	4	28			3.03%	\$3,611.41	10	\$457.98	\$42.00	\$499.98	\$968.37	\$4,579.78
7	01238228	000	CAMPBELL LAKE HEIGHTS #10	4	29			2.51%	\$2,995.92	10	\$380.05	\$42.00	\$422.05	\$803.60	\$3,800.52
8	01238229	000	CAMPBELL LAKE HEIGHTS #10	4	30			2.22%	\$2,652.86	10	\$336.42	\$42.00	\$378.42	\$711.34	\$3,364.21
9	01238236	000	CAMPBELL LAKE HEIGHTS #10	4	37			3.85%	\$4,592.17	10	\$582.35	\$42.00	\$624.35	\$1,231.35	\$5,823.53
10	01238237	000	CAMPBELL LAKE HEIGHTS #10	4	38			3.36%	\$4,011.69	10	\$508.74	\$42.00	\$550.74	\$1,075.70	\$5,087.39
11	01238238	000	CAMPBELL LAKE HEIGHTS #10	4	39			1.91%	\$2,275.07	5	\$519.25	\$42.00	\$561.25	\$321.20	\$2,596.26
12	01238239	000	CAMPBELL LAKE HEIGHTS #10	4	40			2.02%	\$2,414.83	5	\$551.15	\$42.00	\$593.15	\$340.93	\$2,755.76
13	01238240	000	CAMPBELL LAKE HEIGHTS #10	4	41			2.15%	\$2,570.66	10	\$326.00	\$42.00	\$368.00	\$689.30	\$3,259.97
14	01238241	000	CAMPBELL LAKE HEIGHTS #10	4	42			2.12%	\$2,527.02	10	\$320.46	\$42.00	\$362.46	\$677.60	\$3,204.62
15	01238242	000	CAMPBELL LAKE HEIGHTS #10	4	43			1.88%	\$2,238.65	5	\$510.94	\$42.00	\$552.94	\$316.06	\$2,554.71
16	01238243	000	CAMPBELL LAKE HEIGHTS #10	4	44			2.26%	\$2,697.58	10	\$342.09	\$42.00	\$384.09	\$723.33	\$3,420.91
17	01238244	000	CAMPBELL LAKE HEIGHTS #10	4	45			2.38%	\$2,837.88	10	\$359.88	\$42.00	\$401.88	\$760.95	\$3,598.83
18	01238245	000	CAMPBELL LAKE HEIGHTS #10	4	46			1.87%	\$2,232.50	5	\$509.54	\$42.00	\$551.54	\$315.19	\$2,547.68
19	01238246	000	CAMPBELL LAKE HEIGHTS #10	4	47			1.87%	\$2,232.50	5	\$509.54	\$42.00	\$551.54	\$315.19	\$2,547.68

After recording, return to:
Project Management Engineering
Municipality of Anchorage
P.O. Box 196550
Anchorage, Alaska 99519

Final Assessment Roll for Special Assessment District 6SR98 Albatross Dr/Curlew Cir Reconstruction RID

ID	TAXID	APP	SUBD	BLOCK	LOT	CONDO	UNIT	PERCENT SHARE	FINAL ASSESSMENT	YEARS TO PAY	ANNUAL ASSESSMENT	COLLECTION CHARGE	ANNUAL PAYMENT	INTEREST AT 4.57%	PRINCIPAL & INTEREST PAID
20	01238251	000	CAMPBELL LAKE HEIGHTS #10	3	8			1.88%	\$2,247.22 \$1,123.61	5	\$512.90	\$42.00	\$554.90	\$317.26	\$2,564.49
21	01238252	000	CAMPBELL LAKE HEIGHTS #10	3	9			1.78%	\$2,118.17	5	\$483.44	\$42.00	\$525.44	\$299.04	\$2,417.21
22	01238253	000	CAMPBELL LAKE HEIGHTS #10	3	10			2.14%	\$2,555.94	10	\$324.13	\$42.00	\$366.13	\$685.35	\$3,241.29
23	01238254	000	CAMPBELL LAKE HEIGHTS #10	3	11			1.77%	\$2,111.47	5	\$481.91	\$42.00	\$523.91	\$298.10	\$2,409.57
24	01238255	000	CAMPBELL LAKE HEIGHTS #10	3	12			1.65%	\$1,967.96	5	\$449.16	\$42.00	\$491.16	\$277.84	\$2,245.80
25	01238256	000	CAMPBELL LAKE HEIGHTS #10	3	13			1.65%	\$1,967.96	5	\$449.16	\$42.00	\$491.16	\$277.84	\$2,245.80
26	01238257	000	CAMPBELL LAKE HEIGHTS #10	3	14			1.65%	\$1,967.96	5	\$449.16	\$42.00	\$491.16	\$277.84	\$2,245.80
27	01238258	000	CAMPBELL LAKE HEIGHTS #10	3	15			1.65%	\$1,967.96	5	\$449.16	\$42.00	\$491.16	\$277.84	\$2,245.80
28	01238259	000	CAMPBELL LAKE HEIGHTS #10	3	16			1.65%	\$1,967.96	5	\$449.16	\$42.00	\$491.16	\$277.84	\$2,245.80
29	01238263	001	CAMPBELL LAKE HEIGHTS #10	4	31A	CAMPBELL LANDINGS #2	1	0.79%	\$941.22	2	\$481.37	\$42.00	\$523.37	\$21.51	\$962.73
30	01238263	002	CAMPBELL LAKE HEIGHTS #10	4	31A	CAMPBELL LANDINGS #2	2	0.79%	\$941.22	2	\$481.37	\$42.00	\$523.37	\$21.51	\$962.73
31	01238264	001	CAMPBELL LAKE HEIGHTS #10	4	32A	CAMPBELL LANDINGS #2	3	0.96%	\$1,146.70	5	\$261.72	\$42.00	\$303.72	\$161.89	\$1,308.59
32	01238264	002	CAMPBELL LAKE HEIGHTS #10	4	32A	CAMPBELL LANDINGS #2	4	0.96%	\$1,146.70	5	\$261.72	\$42.00	\$303.72	\$161.89	\$1,308.59
33	01238265	001	CAMPBELL LAKE HEIGHTS #10	4	33A	CAMPBELL LANDINGS #2	5	0.79%	\$941.22	2	\$481.37	\$42.00	\$523.37	\$21.51	\$962.73
34	01238265	002	CAMPBELL LAKE HEIGHTS #10	4	33A	CAMPBELL LANDINGS #2	6	0.79%	\$941.22	2	\$481.37	\$42.00	\$523.37	\$21.51	\$962.73
35	01238266	001	CAMPBELL LAKE HEIGHTS	4	34A	CAMPBELL LANDINGS #1	7	1.75%	\$2,083.50	5	\$475.53	\$42.00	\$517.53	\$294.15	\$2,377.65
36	01238266	002	CAMPBELL LAKE HEIGHTS	4	34A	CAMPBELL LANDINGS #1	8	1.75%	\$2,083.50	5	\$475.53	\$42.00	\$517.53	\$294.15	\$2,377.65
37	01238267	001	CAMPBELL LAKE HEIGHTS	4	35A	CAMPBELL LANDINGS #1	9	1.75%	\$2,083.50	5	\$475.53	\$42.00	\$517.53	\$294.15	\$2,377.65
38	01238267	002	CAMPBELL LAKE HEIGHTS	4	35A	CAMPBELL LANDINGS #1	10	1.75%	\$2,083.50	5	\$475.53	\$42.00	\$517.53	\$294.15	\$2,377.65

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39	01238268	001	CAMPBELL LAKE HEIGHTS	4	36A	CAMPBELL LANDINGS #1	11	1.75%	\$2,083.50	5	\$475.53	\$42.00	\$517.53	\$294.15	\$2,377.65
40	01238268	002	CAMPBELL LAKE HEIGHTS	4	36A	CAMPBELL LANDINGS #1	12	1.75%	\$2,083.50	5	\$475.53	\$42.00	\$517.53	\$294.15	\$2,377.65
41	01238269	000	CAMPBELL LAKE HEIGHTS #10	4	48A			2.04%	\$2,438.66	5	\$556.59	\$42.00	\$598.59	\$344.29	\$2,782.96
42	01241214	000	CAMPBELL LAKE HEIGHTS #10	4	18			3.32%	\$3,962.69	10	\$502.53	\$42.00	\$544.53	\$1,062.56	\$5,025.26
43	01241215	000	CAMPBELL LAKE HEIGHTS #10	4	19			2.78%	\$3,316.61	10	\$420.59	\$42.00	\$462.59	\$889.32	\$4,205.94
44	01241216	000	CAMPBELL LAKE HEIGHTS #10	4	20			3.13%	\$3,733.50	10	\$473.46	\$42.00	\$515.46	\$1,001.11	\$4,734.61
45	01241238	000	CAMPBELL LAKE HEIGHTS #10	4	21A			3.31%	\$3,945.56	10	\$500.35	\$42.00	\$542.35	\$1,057.97	\$5,003.53
46	01241218	000	CAMPBELL LAKE HEIGHTS #10	4	22			2.76%	\$3,288.50	10	\$417.03	\$42.00	\$459.03	\$881.78	\$4,170.28
47	01241223	000	CAMPBELL LAKE HEIGHTS #10	3	17			1.86%	\$2,221.52	5	\$507.03	\$42.00	\$549.03	\$313.64	\$2,535.15
48	01241224	000	CAMPBELL LAKE HEIGHTS #10	3	18			2.02%	\$2,408.14	5	\$549.62	\$42.00	\$591.62	\$339.98	\$2,748.12
49	01241225	000	CAMPBELL LAKE HEIGHTS #10	3	1			1.78%	\$2,124.06	5	\$484.79	\$42.00	\$526.79	\$299.88	\$2,423.93
								100.00%	\$419,322.08						
									\$118,198.40						

After recording, return to:
Project Management Engineering
Municipality of Anchorage
P.O. Box 198650
Anchorage, Alaska 99519



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 875-2003

Meeting Date: November 18, 2003

FROM: Mayor

SUBJECT: Resolution Confirming and Levying Special Assessments for Special Assessment District 6SR98 which provided street reconstruction improvements on Albatross Drive and Curlew Circle

On July 14, 1998, the Municipal Assembly approved Ordinance No. AO 98-99 creating special assessment district 6SR98 for street reconstruction improvements on Albatross Drive and Curlew Circle. The initial estimate for the improvements was \$1,100,000. During the geotechnical investigation, a high water table was encountered which required the addition of an extensive subdrain system. This increased the estimated project cost to \$1,477,000. The neighborhood approved the increase through a second petition process. The final cost of this project is \$1,233,975, which is 16% below the last estimate approved by property owners.

AO No. 98-99 specified that funding would be through the Municipality's 90/10 Reconstruction Road Improvement District program in which 90% of the project cost is paid by the municipality if property owners agree to repay the remaining 10% through special assessments. An ADEC matching grant of \$40,755 was subtracted from the final cost of the project in determining the assessable amount. The total assessable amount, at 10% of the project cost after the grant subtracted, is \$119,322.03. This total assessable amount was used in calculating final assessments for each parcel, which are in turn about 19% lower than those approved by property owners. Information on the proposed final assessments was provided in a letter to property owners and at a public meeting. No concerns have been identified.

Passage of this resolution will have no fiscal impact on any Municipal property.

THE ADMINISTRATION RECOMMENDS A PUBLIC HEARING BE SCHEDULED FOR THIS RESOLUTION AND, UPON CONCLUSION OF THE HEARING, APPROVE THE RESOLUTION AND SET THE DATE OF FIRST PAYMENT.

Prepared by: Howard C. Holtan, Director, Project Management & Engineering Department
Concur: Denis C. LeBlanc, Municipal Manager
Respectfully submitted: Mark Begich, Mayor

Content Information

Content ID : 001237

Title: Resolution Confirming and Levying Special Assessments for Special Assessment District 6SR98 which provided street reconstruction improvements on Albatross Drive and Curlew Circle

Author: schuringmj

Initiating Dept: PME

Description: Resolution Confirming and Levying Special Assessments for Special Assessment District 6SR98 which provided street reconstruction improvements on Albatross Drive and Curlew Circle

Keywords: Albatross, Curlew, Special Assessments, 6SR98

Date Prepared: 10/28/03 10:00 AM

Workflow History

<u>Workflow Name</u>	<u>Action Date</u>	<u>Action</u>	<u>User</u>	<u>Security Group</u>	<u>Content ID</u>
AllOtherARWorkflow	10/28/03 10:04 AM	Checkin	schuringmj	Public	001237
PME_SubWorkflow	10/28/03 10:08 AM	Approve	holtanhc	Public	001237
MuniManager_SubWorkflow	11/10/03 8:17 AM	Approve	leblancdc	Public	001237
MuniMgrCoord_SubWorkflow	11/10/03 11:33 AM	Approve	katkusja	Public	001237

INTRODUCTION

2003 NOV 12 12:09:45
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