

CLERK'S OFFICE  
**AMENDED AND APPROVED**

Date: 1-25-04

Submitted by: Chair of the Assembly  
at the request of the Mayor

Prepared by: Project Management  
& Engineering Department

For Reading: December 14, 2004

ANCHORAGE, ALASKA

AO NO. 2004- 172

1 AN ORDINANCE OF THE MUNICIPALITY OF ANCHORAGE CREATING SPECIAL  
2 ASSESSMENT DISTRICT 1P04 FOR RECONSTRUCTION OF STREETS WITHIN THE  
3 TOWN AND COUNTRY ESTATES SUBDIVISION AREA, AND DETERMINING TO  
4 PROCEED WITH PROPOSED IMPROVEMENTS THEREIN

5  
6 WHEREAS, a benefiting property owner requested that a petition be circulated for  
7 creation of a Special Assessment District to reconstruct streets within the Town and  
8 Country Estates Subdivision including Terrace Drive, Fountain Drive, Town and Country  
9 Place, and Tree Circle, as shown on the attached map; and

10  
11 WHEREAS, this aforementioned petition has been signed and approved by owners of  
12 properties which will bear more than fifty percent (50%) of the estimated assessable cost  
13 of the improvements; and

14  
15 WHEREAS, the aforementioned public improvements are necessary and of benefit to the  
16 following described property within the Town and Country Estates Subdivision:

17  
18 Lots 1 through 8 and 20 though 21 of Block 1,  
19 Lots 9A and 11A through 19A of Block 1A,  
20 Lots 1 through 15 of Block 2,  
21 Lots 1 through 12 of Block 3; and

22  
23 WHEREAS, the property-owner-approved estimate for the road improvements is  
24 \$1,586,376.51, and the assessments in the attached petition roll have been estimated  
25 and proportioned as prescribed in Anchorage Municipal Code 19.40; and

26  
27 WHEREAS, the property owner shares were calculated with fifty percent (50%) based on  
28 parcel access, forty percent (40%) based on parcel area, and ten percent (10%) based on  
29 parcel frontage as prescribed in AMC 19.40.090.A, except that an individual assessment  
30 of \$2,432.51 was included in the estimated assessment for Lot 21 of Block 1 for the  
31 installation of new curb at the property owner's request as prescribed in AMC 19.40.040;  
32 and



WHEREAS, project funding is available with existing Anchorage Roads and Drainage Service Area (ARDSA) bonds; now therefore

THE ANCHORAGE ASSEMBLY ORDAINS:

**Section 1.** There is established Special Assessment District No. 1P04 comprised of the properties previously herein described.

**Section 2.** The Municipality shall proceed with the aforementioned public improvements.

**Section 3.** Total costs assessed to benefiting properties shall be ten percent (10%) of all project costs after the total project cost has been reduced by any grants, except that final assessments shall not be more than ten percent (10%) above the latest estimate approved by property owners.

**Section 4.** Assessments levied pursuant to this ordinance shall be calculated based on property owner assessment shares noted in the attached assessment roll. The Assembly finds that assessments calculated on this basis are proportionate to the benefit received from the improvements.

**Section 5.** An account shall be kept of all project costs and, after completion of the improvement, a final assessment roll shall be prepared and presented to the Assembly for the purpose of confirming and levying final assessments.


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

**Section 7.** This ordinance shall be effective immediately upon its passage and approval.

PASSED AND APPROVED by the Anchorage Municipal Assembly this 25<sup>th</sup> day of January, 2005.

  
Chair

ATTEST:

  
Municipal Clerk



**MUNICIPALITY OF ANCHORAGE**  
**SUMMARY OF ECONOMIC EFFECTS - GENERAL GOVERNMENT**

AO Number: 2004-172 Title: AO CREATING SPECIAL ASSESSMENT DISTRICT 1P04 – TOWN AND COUNTRY ESTATES SUBD AREA

Sponsor & Preparing Agency: Project Management & Engineering Others Affected: None

Changes in Expenditures and Revenues (Thousands of Dollars)

Operating Expenditures	FY 05	FY 06	FY 07	FY 08	FY 09
1000 Personnel services	N/A				
2000 Supplies	N/A				
3000 Other services	N/A				
4000 Debt service	17	46	138	138	138
5000 Capital Outlay	200	1,400	NONE	NONE	NONE
Total Direct Costs	217	1,446	138	138	138

ADD: 6000 Charge from others	N/A				
LESS: 7000 Charge to others	N/A				
FUNCTION COST:	N/A				

REVENUES:	NONE	NONE	22	22	22
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CAPITAL:	N/A				
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POSITIONS: FT, PT AND TEMP	N/A				
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**Public Sector Economic Effects:** Design and construction funding is available with approved road bonds. The estimated cost of this project is \$1,586,376.51. In accordance with AMC 19.40.100.A and B, the total assessable amount is \$160,097.16, and \$1,426,279.35 is assumed by Anchorage Roads and Drainage Service Area (ARDSA) bonds. The changes in the Expenditure and Revenue portion of this page illustrate the impact on the debt service, assuming design and construction occur in 2005 and 2006, and will be adjusted if construction does not occur in 2006. The debt service of \$138,307.53 was determined by assuming that \$1,586,676.51 of bonds would be retired over 20 years, with an estimated interest rate of six percent (6%).

**Private Sector Economic Effects:** After completion of the project, property owners will be assessed an estimated amount totaling \$160,097.16. Assessments will be in the manner as stated on the attached petition roll.

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

Prepared by: James L. Lamson  
(name)

Telephone: 343-8120

Validated by OMB: \_\_\_\_\_  
(name)

Date: \_\_\_\_\_

Approved by: Howard C. Holtan, P.E.  
Director, Preparing Agency

Date: \_\_\_\_\_

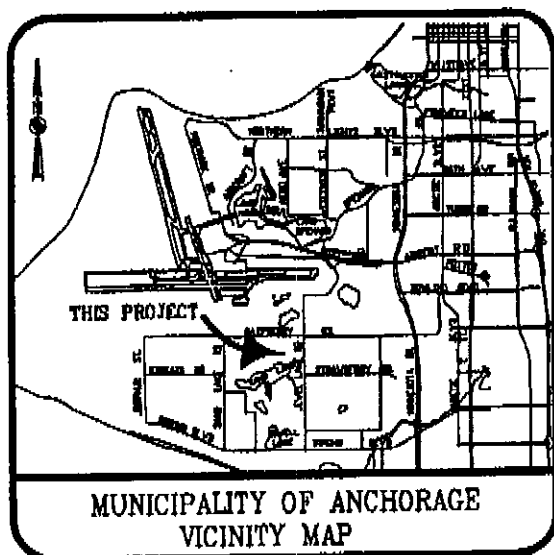
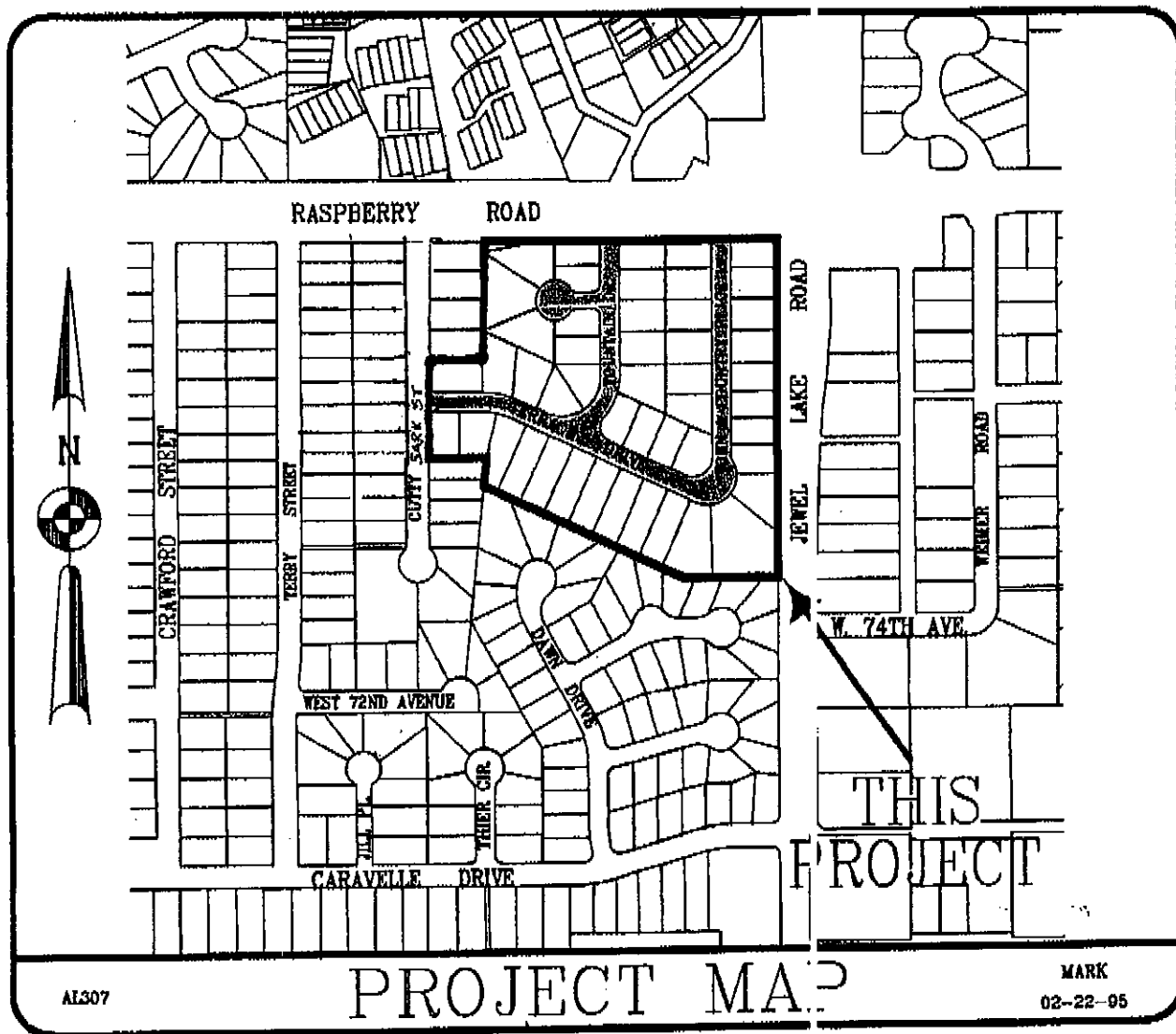
Concurred by: NONE  
Director, Affected Agency

Date: \_\_\_\_\_

Approved by: \_\_\_\_\_  
Executive Manager

Date: \_\_\_\_\_





5 of 11

2006-010696-0

RECONSTRUCTION

TOWN AND COUNTRY ESTATES

SUBDIVISION AREA

DEPARTMENT OF PUBLIC WORKS  
OFFICE OF THE MUNICIPAL ENGINEER

# Revised Petition Roll for Special Assessment District 1P04 Town and Country Estates Subd Area Street Reconstruction RID

2005-010596-0

6 of 11

ID	TaxID	App	Subdivision	Block	Lot	Property Owner Share	Estimated Assessment	Years to Pay	Estimated Total Interest at 6%	Annual P&I Payment	Annual Collection Charge	Estimated Annual Payment	Total of Payments	Owner of Record (to be removed from recorded roll)	Owner Response
1	01108103	000	Town & Country Estates	1	21	3.00%	\$4,805.96	10	\$1,723.80	\$652.98	\$42.00	\$694.98	\$6,529.76		
2	01108104	000	Town & Country Estates	1	20	2.14%	\$3,423.84	10	\$1,228.06	\$465.19	\$42.00	\$507.19	\$4,651.90		
3	01108105	000	Town & Country Estates	1A	19A	2.24%	\$3,592.61	10	\$1,288.60	\$488.12	\$42.00	\$530.12	\$4,881.21		
4	01108106	000	Town & Country Estates	1A	18A	2.27%	\$3,635.07	10	\$1,303.83	\$493.89	\$42.00	\$535.89	\$4,938.90		
5	01108107	000	Town & Country Estates	1A	17A	2.27%	\$3,635.07	10	\$1,303.83	\$493.89	\$42.00	\$535.89	\$4,938.90		
6	01108108	000	Town & Country Estates	1A	16A	2.27%	\$3,635.07	10	\$1,303.83	\$493.89	\$42.00	\$535.89	\$4,938.90		
7	01108109	000	Town & Country Estates	1A	15A	2.27%	\$3,635.07	10	\$1,303.83	\$493.89	\$42.00	\$535.89	\$4,938.90		
8	01108110	000	Town & Country Estates	1A	14A	2.27%	\$3,635.07	10	\$1,303.83	\$493.89	\$42.00	\$535.89	\$4,938.90		
9	01108111	000	Town & Country Estates	1A	13A	2.27%	\$3,635.07	10	\$1,303.83	\$493.89	\$42.00	\$535.89	\$4,938.90		
10	01108169	000	Town & Country Estates	1A	12A	2.27%	\$3,635.07	10	\$1,303.83	\$493.89	\$42.00	\$535.89	\$4,938.90		
11	01108169	000	Town & Country Estates	1A	12A	2.27%	\$3,635.07	10	\$1,303.83	\$493.89	\$42.00	\$535.89	\$4,938.90		
12	01108116	000	Town & Country Estates	1	8	1.93%	\$3,088.18	10	\$1,107.67	\$419.58	\$42.00	\$461.58	\$4,195.85		



# Revised Petition Roll for Special Assessment District 1P04 Town and Country Estates Subd Area Street Reconstruction RID

2006-010696-0

ID	TaxID	App	Subdivision	Block	Lot	Property Owner Share	Estimated Assessment	Years to Pay	Estimated Total Interest at 6%	Annual P&I Payment	Annual Collection Charge	Estimated Annual Payment	Total of Payments	Owner of Record be removed from recorded roll)	Owner Response
13	01108117	000	Town & Country Estates	1	7	1.91%	\$3,060.23	10	\$1,097.64	\$415.79	\$42.00	\$457.79	\$4,157.87		
14	01108118	000	Town & Country Estates	1	6	1.91%	\$3,059.31	10	\$1,097.31	\$415.66	\$42.00	\$457.66	\$4,156.62		
15	01108119	000	Town & Country Estates	1	5	1.91%	\$3,058.40	10	\$1,096.99	\$415.54	\$42.00	\$457.54	\$4,155.39		
16	01108120	000	Town & Country Estates	1	4	2.03%	\$3,253.51	10	\$1,166.97	\$442.05	\$42.00	\$484.05	\$4,420.48		
17	01108121	000	Town & Country Estates	1	3	2.03%	\$3,252.21	10	\$1,166.50	\$441.87	\$42.00	\$483.87	\$4,418.71		
18	01108122	000	Town & Country Estates	1	2	2.03%	\$3,251.04	10	\$1,166.08	\$441.71	\$42.00	\$483.71	\$4,417.12		
19	01108123	000	Town & Country Estates	1	1	2.00%	\$3,207.62	10	\$1,150.51	\$435.81	\$42.00	\$477.81	\$4,358.13		
20	01108124	000	Town & Country Estates	2	1	2.01%	\$3,212.04	10	\$1,152.09	\$436.41	\$42.00	\$478.41	\$4,364.13		
21	01108125	000	Town & Country Estates	2	2	2.03%	\$3,249.73	10	\$1,165.61	\$441.53	\$42.00	\$483.53	\$4,415.34		
22	01108167	000	Town & Country Estates	2	3	2.06%	\$6,499.46	15	\$1,538.58	\$669.39	\$42.00	\$712.39	\$10,638.04		
23	01108167	000	Town & Country Estates	2	3	2.03%	\$3,249.73	10	\$1,165.61	\$441.53	\$42.00	\$483.53	\$4,415.34		
24	01108128	000	Town & Country Estates	2	5	2.03%	\$3,249.73	10	\$1,165.61	\$441.53	\$42.00	\$483.53	\$4,415.34		

# Revised Petition Roll for Special Assessment District 1P04 Town and Country Estates Subd Area Street Reconstruction RID

ID	TaxID	App	Subdivision	Block	Lot	Property Owner Share	Estimated Assessment	Years to Pay	Estimated Total Interest at 6%	Annual P&I Payment	Annual Collection Charge	Estimated Annual Payment	Total of Payments	Owner of Record (to be removed from recorded roll)	Owner Response
25	01108129	000	Town & Country Estates	2	6	2.07%	\$3,314.58	10	\$1,188.87	\$450.35	\$42.00	\$492.35	\$4,503.45		
26	01108130	000	Town & Country Estates	2	7	2.41%	\$3,853.04	10	\$1,382.01	\$523.50	\$42.00	\$565.50	\$5,235.05		
27	01108131	000	Town & Country Estates	2	8	1.91%	\$3,054.23	10	\$1,095.49	\$414.97	\$42.00	\$456.97	\$4,149.72		
28	01108132	000	Town & Country Estates	2	9&10 E5	1.92%	\$3,073.84	10	\$1,102.52	\$417.64	\$42.00	\$459.64	\$4,176.36		
29	01108133	000	Town & Country Estates	2	10 (E5)	2.15%	\$3,438.28	10	\$1,233.24	\$467.15	\$42.00	\$509.15	\$4,671.52		
30	01108134	000	Town & Country Estates	2	11	2.26%	\$3,617.96	10	\$1,297.69	\$491.56	\$42.00	\$533.56	\$4,915.65		
31	01108135	000	Town & Country Estates	2	12	2.03%	\$3,249.73	10	\$1,165.61	\$441.53	\$42.00	\$483.53	\$4,415.34		
32	01108136	000	Town & Country Estates	2	13	2.03%	\$3,249.73	10	\$1,165.61	\$441.53	\$42.00	\$483.53	\$4,415.34		
33	01108137	000	Town & Country Estates	2	14	2.03%	\$3,249.73	10	\$1,165.61	\$441.53	\$42.00	\$483.53	\$4,415.34		
34	01108138	000	Town & Country Estates	2	15	1.99%	\$3,180.14	10	\$1,140.65	\$432.08	\$42.00	\$474.08	\$4,320.79		
35	01108139	000	Town & Country Estates	3	1	1.87%	\$2,999.09	10	\$1,075.71	\$407.48	\$42.00	\$449.48	\$4,074.80		
36	01108140	000	Town & Country Estates	3	2	2.12%	\$3,393.34	10	\$1,217.12	\$461.05	\$42.00	\$503.05	\$4,610.46		
37	01108141	000	Town & Country Estates	3	3	2.20%	\$3,521.85	10	\$1,263.22	\$478.51	\$42.00	\$520.51	\$4,785.07		





2005-010596-0

Revised Petition Roll for Special Assessment District 1P04  
Town and Country Estates Subd Area Street Reconstruction RID

ID	TaxID	App	Subdivision	Block	Lot	Property Owner Share	Estimated Assessment	Years to Pay	Estimated Total Interest at 6%	Annual P&I Payment	Annual Collection Charge	Estimated Annual Payment	Total of Payments	Owner of Record be removed from recorded roll	Owner Response
38	01108142	000	Town & Country Estates	3	4	2.65%	\$4,240.38	10	\$1,520.94	\$576.13	\$42.00	\$618.13	\$5,761.32	F	
39	01108143	000	Town & Country Estates	3	5	2.31%	\$3,693.40	10	\$1,324.75	\$501.81	\$42.00	\$543.81	\$5,018.15	F	
40	01108144	000	Town & Country Estates	3	6	2.17%	\$3,477.99	10	\$1,247.48	\$472.55	\$42.00	\$514.55	\$4,725.47	F	
41	01108145	000	Town & Country Estates	3	7	1.91%	\$3,054.23	10	\$1,095.49	\$414.97	\$42.00	\$456.97	\$4,149.72	F	
42	01108166	000	Town & Country Estates	3	8	3.05%	\$3,890.07	10	\$1,400.16	\$567.46	\$42.00	\$706.46	\$6,624.04	F	
43	01108169	000	Town & Country Estates	3	9	2.97%	\$3,318.15	10	\$1,192.00	\$451.53	\$42.00	\$493.53	\$4,515.31	F	
44	01108148	000	Town & Country Estates	3	10	2.08%	\$3,323.31	10	\$1,256.35	\$475.91	\$42.00	\$517.91	\$4,759.07	F	
45	01108149	000	Town & Country Estates	3	11	2.19%	\$3,502.72	10	\$1,046.12	\$396.27	\$42.00	\$438.27	\$3,962.72	F	
46	01108150	000	Town & Country Estates	3	12	1.82%	\$2,916.60	10	\$1,733.94	\$656.82	\$42.00	\$698.82	\$6,568.17	F	
47	01108166	000	Town & Country Estates	1A	9A	3.02%	\$4,834.23	10							
Total amount of assessments is estimated at \$160,097.16															





**MUNICIPALITY OF ANCHORAGE  
ASSEMBLY MEMORANDUM**

**No. AM 913 -2004**

**Meeting Date: December 14, 2004**

**FROM:** Mayor

**SUBJECT:** AN ORDINANCE OF THE MUNICIPALITY OF ANCHORAGE CREATING SPECIAL ASSESSMENT DISTRICT 1P04 FOR RECONSTRUCTION OF STREETS WITHIN THE TOWN AND COUNTRY ESTATES SUBDIVISION AREA, AND DETERMINING TO PROCEED WITH PROPOSED IMPROVEMENTS THEREIN.

A petition for the reconstruction of local residential streets within the Town and Country Estates Subdivision area through the Road Improvement District (RID) program has been approved by property owners. Specific roads being reconstructed include Terrace Drive, Fountain Drive, Town and Country Place, and Tree Circle as shown on the attached map. The initial petition area also included the reconstruction of Cutty Sark Drive. This road was removed in response to strong consensus from property owners along Cutty Sark Drive.

The petition results show 31 property owners representing 66.94% of the assessable cost in favor, 9 property owners representing 16.25% opposed, and 8 property owners representing 16.81% not responding.

The estimated cost of the RID improvements is \$1,586,376.51. Of this estimate, \$1,583,944.00 is assessable at 10%, in accordance with the Reconstruction (90/10) RID Program established in AMC 19.40.100.B. The remaining \$2,432.51 is for installation of new curb along Lot 21 of Block 1 at the property owner's request, and is assessable at 70%, in accordance with the Upgrade (70/30) RID Program, established in AMC 19.40.100.A. The total amount of assessments is estimated at \$160,097.16 and the total amount of costs to be assumed by the Municipality of Anchorage is \$1,426,279.35.

Estimated assessments for each parcel were calculated with 50% based on parcel access, 40% based on parcel area, and 10% based on parcel frontage, in accordance with AMC 19.40.090. The estimated assessments approved by property owners were not increased when Cutty Sark Drive was removed from the district.

No municipal property is included in this assessment district.

Design and construction funding is available from previously-approved ARDSA bonds.

THE ADMINISTRATION RECOMMENDS APPROVAL OF THE ORDINANCE THAT CREATES SPECIAL ASSESSMENT DISTRICT 1P04 FOR THE RECONSTRUCTION OF STREETS WITHIN THE TOWN AND COUNTRY ESTATES SUBDIVISION.

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 :** 002315

AN ORDINANCE OF THE MUNICIPALITY OF ANCHORAGE  
CREATING SPECIAL ASSESSMENT DISTRICT 1P04 FOR

**Title:** RECONSTRUCTION OF STREETS WITHIN THE TOWN AND  
COUNTRY ESTATES SUBDIVISION AREA, AND DETERMINING TO  
PROCEED WITH PROPOSED IMPROVEMENTS THEREIN

**Author:** rerkosp

**Initiating Dept:** PME

**Keywords:** 1P04,RID,town & country

**Date Prepared:** 10/28/04 2:39 PM

**Director Name:** Howard C. Holtan

**Assembly**

**Meeting Date** 12/14/04

**MM/DD/YY:**

**Public Hearing**

**Date** 1/25/05

**MM/DD/YY:**

2004 DEC -6 PM 12:30

CLEARED FOR FILE

## Workflow History

Workflow Name	Action Date	Action	User	Security Group	Content ID
AllOrdinanceWorkflow	10/28/04 2:43 PM	Checkin	rerkosp	Public	002315
PME_SubWorkflow	10/29/04 8:24 AM	Approve	holtanhc	Public	002315
AllOrdinanceWorkflow	11/1/04 1:39 PM	Reject	pearcydl	Public	002315
AllOrdinanceWorkflow	11/5/04 9:27 AM	Checkin	rerkosp	Public	002315
PME_SubWorkflow	11/5/04 4:49 PM	Approve	holtanhc	Public	002315
OMB_SubWorkflow	11/17/04 4:12 PM	Approve	pearcydl	Public	002315
AllOrdinanceWorkflow	11/17/04 6:03 PM	Reject	gatesdt	Public	002315
AllOrdinanceWorkflow	11/19/04 3:32 PM	Checkin	rerkosp	Public	002315
PME_SubWorkflow	11/22/04 12:26 PM	Approve	holtanhc	Public	002315
OMB_SubWorkflow	11/22/04 3:34 PM	Approve	pearcydl	Public	002315
Legal_SubWorkflow	11/23/04 4:00 PM	Approve	gatesdt	Public	002315
MuniManager_SubWorkflow	12/2/04 8:03 AM	Approve	leblancdc	Public	002315
MuniMgrCoord_SubWorkflow	12/6/04 7:05 AM	Approve	abbottmk	Public	002315





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**2005-010596-0**

Recording Dist: 301 - Anchorage  
2/18/2005 12:27 PM Pages: 1 of 11



CC

# Estimated Road Assessments

Special Assessment District 1P04  
Town and Country Estates Subd RID  
AO 2004-172

Record in the Anchorage Recording District

After recording, return originals to:

Municipal Clerks Office  
Municipality of Anchorage  
P.O. Box 196650  
Anchorage, Alaska 99519

