

Submitted by: Chair of the Assembly
at the request of the Mayor
Prepared by: Project Management
& Engineering Department
For Reading: January 6, 2004

CLERK'S OFFICE
AMENDED AND APPROVED
Date: 4-20-04

ANCHORAGE, ALASKA
AO NO. 2004-2 *As Amended*

1 AN ORDINANCE OF THE MUNICIPALITY OF ANCHORAGE CREATING SPECIAL
2 ASSESSMENT DISTRICT 1P03 FOR ROAD IMPROVEMENTS TO MARSTON DRIVE
3 AND FORAKER DRIVE, AND DETERMINING TO PROCEED WITH PROPOSED
4 IMPROVEMENTS THEREIN

5
6 WHEREAS, a benefiting property owner requested that a petition be circulated for
7 creation of a Special Assessment District to construct Marston Drive and Foraker Drive to
8 urban standards between the north boundary of Pete's Park and Illiamna Avenue, as
9 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, also shown on the attached map:

17
18 Lots 3 through 11, Block B, Simonson Estates Subdivision;
19 Lots 1 through 10, Block C, Simonson Estates Subdivision;
20 Lots 1A through 6A, 7 through 11, and 13A, Block K, Turnagain Heights Subdivision;
21 Lot 14A, Block K, Park Subdivision;
22 Block C, Marston Park Subdivision;
23 Park site, Lyn Ary Subdivision;
24 Lot 9, C L Plumb Subdivision;
25 Lots 1 and 2, Pete's Subdivision; and

26
27 WHEREAS, the property-owner-approved estimate for the road improvements is
28 \$1,986,578, of which seventy percent (70%) or \$1,390,604.60 is the estimated
29 assessable amount as prescribed in AMC 19.40.100.A and as noted in the attached
30 petition roll; and

1 WHEREAS, property owners were notified in the petition process that public use
2 easements, approximately five feet wide, would be required from property owners along
3 Marston Drive to construct Marston Drive to urban standards between Illiamna Drive and
4 Foraker Drive; and

5
6 WHEREAS, project design has been funded with existing bonds and construction funding
7 is proposed in the 2004 Anchorage Roads and Drainage Service Area (ARDSA) bond
8 proposition; and

9
10 WHEREAS, property owners have approved special assessment districts for the
11 installation of public water and sewer improvements; now therefore,

12
13 THE ANCHORAGE ASSEMBLY ORDAINS:

14
15 **Section 1.** There is established Special Assessment District No. 1P03 comprised of
16 the properties previously herein described.

17
18 **Section 2.** The Municipality shall proceed with the aforementioned public
19 improvements.

20
21 **Section 3.** The Municipality shall include funding for this project in future capital
22 improvement programs and shall pursue the necessary funding.

23
24 **Section 4.** Costs assessed to benefited parcels shall be seventy percent (70%) of all
25 project costs after the total project cost has been reduced by any grants.

26
27 **Section 5.** Assessments levied pursuant to this Ordinance shall be calculated based
28 on parcel access, parcel area, and parcel frontage as noted in the attached assessment
29 roll. The Assembly finds that assessments calculated on this basis are proportionate to
30 the benefit received from the improvements.

31
32 **Section 6.** An account shall be kept of all project costs and, after completion of the
33 improvement, a final assessment roll shall be prepared and presented to the Assembly
34 for the purpose of confirming and levying final assessments.

35
36 **Section 7.** Issuance of any building permit on the following lots shall be conditioned
37 upon providing a 5-foot-wide public use easement along Marston Drive:

38
39 Lots 5 through 10, Block C, Simonson Estates Subdivision;
40 Lots 1A through 6A, 7, 11, and 13A, Block K, Turnagain Heights Subdivision.

41
42 **Section 8.** The design of public improvements shall be routed through the
43 Geotechnical Advisory Commission for review and recommendations.

44

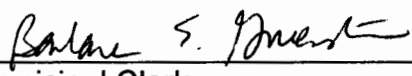
1 **Section 9.** The Mayor forthwith shall cause this Ordinance to be recorded in the office
2 of the Anchorage District Recorder.

3
4 **Section 10.** This ordinance shall be effective immediately upon its passage and
5 approval.

6
7 PASSED AND APPROVED by the Anchorage Municipal Assembly this 20th day of
8 April, 2004.

9
10
11 
12 _____
13 Chair

14 ATTEST:

15
16 
17 _____
18 Municipal Clerk

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

AO Number: 2004- 2 Title: AO CREATING SPECIAL ASSESSMENT DISTRICT 1P03 – MARSTON DRIVE/FORAKER DRIVE

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

Changes in Expenditures and Revenues (Thousands of Dollars)

Operating Expenditures	FY 04	FY 05	FY 06	FY 07	FY 08
1000 Personnel services	N/A				
2000 Supplies	N/A				
3000 Other services	N/A				
4000 Debt service	17	173	173	173	173
5000 Capital Outlay	200	1,787	NONE	NONE	NONE
Total Direct Costs	217	1,960	173	173	173

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

REVENUES:	NONE	NONE	122	122	122
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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 funding is available with approved road bonds, and construction funding is proposed in the approved 2004 Capital Improvement Budget and will be subject to approval of the bond proposition. The estimated cost of this project is \$1,986,578. In accordance with AMC 19.40.100.A, 70% of this cost, or \$1,390,604.60, is assessable and 30% or \$595,973.40 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 2004 and 2005, and will be adjusted if construction does not occur in 2005. The debt service of \$173,198.92 was determined by assuming that \$1,987,578 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 70% of the actual cost, which is estimated to be \$1,390,604.60. 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

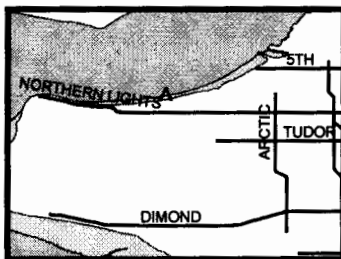
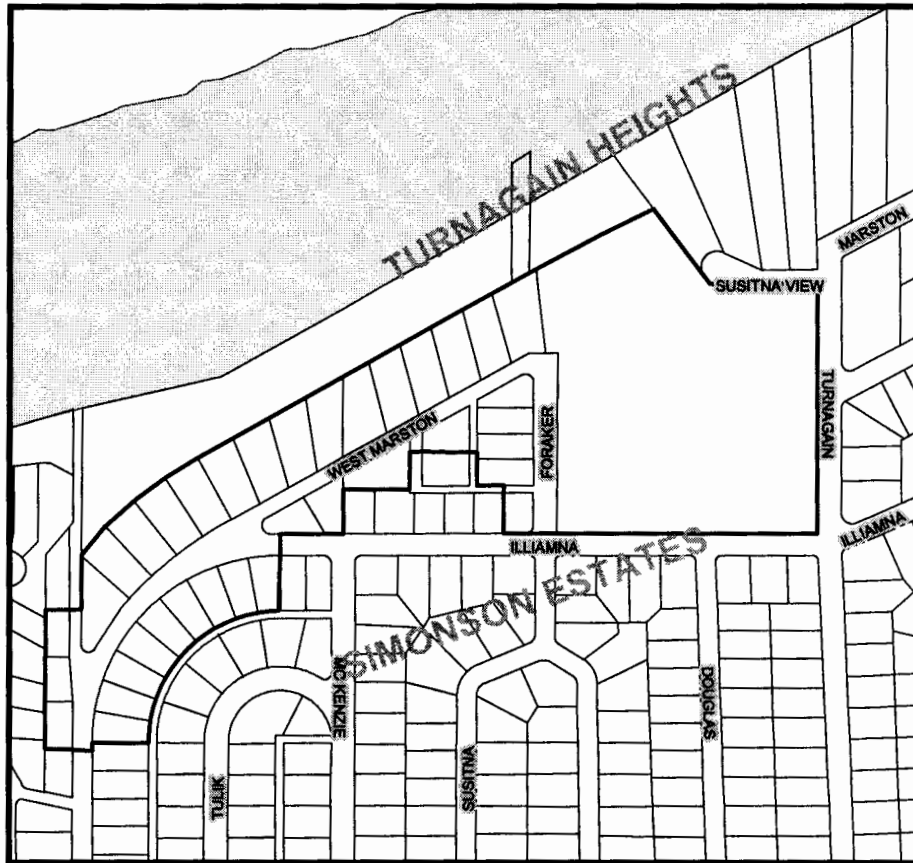
Date: _____

Approved by: _____
Executive Manager

Date: _____



Anchorage Water & Wastewater Utility
MARSTON DR/FORAKER DR RID UPGRADE



Legend
[Shaded Box] Road Project Boundary

2

REVISED PETITION ROLL FOR SPECIAL ASSESSMENT DISTRICT 1P03 MARSTON DRIVE/FORAKER DRIVE ROAD IMPROVEMENTS

ID	TAXID	SUBDIVISION	BLOCK	LOT	ASSESSMENT SHARE	ESTIMATED ASSESSMENT	YEARS TO PAY	TOTAL INTEREST AT 6%	ANNUAL P&I ASSESSMENT	ANNUAL COLLECTION CHARGE	ESTIMATED ANNUAL PAYMENT	TOTAL OF PAYMENTS	OWNER OF RECORD: INFO TO BE REMOVED FROM RECORDED ROLL
1	00119301	Turnagain Heights	K	7	2.58%	\$35,846.84	20	\$26,658.97	\$3,125.29	\$42.00	\$3,167.29	\$62,505.81	Grumman, Alexander J. & Karla M.
2	00119302	Turnagain Heights	K	8	2.22%	\$30,827.52	20	\$22,926.16	\$2,687.68	\$42.00	\$2,729.68	\$53,753.68	Grumman, Alexander J. & Karla M.
3	00119303	Turnagain Heights	K	9	2.22%	\$30,827.52	20	\$22,926.16	\$2,687.68	\$42.00	\$2,729.68	\$53,753.68	Quist, Robert & Maxine
4	00119304	Turnagain Heights	K	10	2.22%	\$30,827.52	20	\$22,926.16	\$2,687.68	\$42.00	\$2,729.68	\$53,753.68	Quist, Robert & Maxine
5	00119305	Park	K	14A	0.50%	\$6,969.80	15	\$3,794.65	\$717.63	\$42.00	\$759.63	\$10,764.45	Quist, Robert & Maxine
6	00119311	Simonson Estates	C	9	2.01%	\$27,895.01	20	\$20,745.27	\$2,432.01	\$42.00	\$2,474.01	\$48,640.28	Mucha, Yaro G. & Mildred F.
7	00119312	Simonson Estates	C	10	2.12%	\$29,504.61	20	\$21,942.32	\$2,572.35	\$42.00	\$2,614.35	\$51,446.93	Mucha, Yaro G. & Mildred F.
8	00119313	Turnagain Heights	K	13A	2.91%	\$40,513.28	20	\$30,129.36	\$3,532.13	\$42.00	\$3,574.13	\$70,642.64	Hendrickson, F. Gwendolyn
9	00119315	Turnagain Heights	K	11	2.50%	\$34,763.80	20	\$25,853.53	\$3,030.87	\$42.00	\$3,072.87	\$60,617.34	Hendrickson, F. Gwendolyn
10	00119317	Turnagain Heights	K	2A	2.80%	\$38,920.14	20	\$28,944.56	\$3,393.24	\$42.00	\$3,435.24	\$67,864.70	Fink, Matthew L.
11	00119318	Turnagain Heights	K	3A	2.80%	\$38,920.14	20	\$28,944.56	\$3,393.24	\$42.00	\$3,435.24	\$67,864.70	Fink, Matthew L.
12	00119319	Turnagain Heights	K	4A	2.80%	\$38,920.14	20	\$28,944.56	\$3,393.24	\$42.00	\$3,435.24	\$67,864.70	Wilder, David J. & Jacquelyn C.
13	00119320	Turnagain Heights	K	5A	2.80%	\$38,920.14	20	\$28,944.56	\$3,393.24	\$42.00	\$3,435.24	\$67,864.70	Wilke, Diane
14	00119321	Turnagain Heights	K	6A	2.98%	\$41,495.24	20	\$30,859.64	\$3,617.74	\$42.00	\$3,659.74	\$72,354.89	Anderson, Anna Lesa aka Thomas, Anna Lesa
15	00119322	Simonson Estates	C	8	2.91%	\$40,441.15	20	\$30,075.72	\$3,525.84	\$42.00	\$3,567.84	\$70,516.87	Spinelli, Charles L.
16	00119323	Simonson Estates	C	7	2.80%	\$38,962.69	20	\$28,976.21	\$3,396.94	\$42.00	\$3,438.94	\$67,938.90	Schmid, David J. & Blower, Victoria A.
17	00119324	Simonson Estates	C	6	2.79%	\$38,860.62	20	\$28,900.30	\$3,388.05	\$42.00	\$3,430.05	\$67,760.92	Lefevre, Patricia N.
18	00119325	Simonson Estates	C	5	2.79%	\$38,758.55	20	\$28,824.39	\$3,379.15	\$42.00	\$3,421.15	\$67,582.94	Fink, Matthew L.

AO 2004-2
Municipality of Anchorage



REVISED PETITION ROLL FOR SPECIAL ASSESSMENT DISTRICT 1P03 MARSTON DRIVE/FORAKER DRIVE ROAD IMPROVEMENTS

ID	TAXID	SUBDIVISION	BLOCK	LOT	ASSESSMENT SHARE	ESTIMATED ASSESSMENT	YEARS TO PAY	TOTAL INTEREST AT 6%	ANNUAL P&I ASSESSMENT	ANNUAL COLLECTION CHARGE	ESTIMATED ANNUAL PAYMENT	TOTAL OF PAYMENTS	OWNER OF RECORD TO BE REMOVED FROM RECORDED ROLL
19	00119326	Simonson Estates	C	4	2.78%	\$38,707.51	20	\$28,786.44	\$3,374.70	\$42.00	\$3,416.70	\$67,493.95	Rush, Clark C. & Marianne B.
20	00119327	Simonson Estates	C	3	2.78%	\$38,707.51	20	\$28,786.44	\$3,374.70	\$42.00	\$3,416.70	\$67,493.95	White, David W.
21	00119328	Simonson Estates	C	2	2.79%	\$38,758.55	20	\$28,824.39	\$3,379.15	\$42.00	\$3,421.15	\$67,582.94	Owsichek, Lorane W. Trust
22	00119329	Simonson Estates	C	1	2.78%	\$38,656.48	20	\$28,748.48	\$3,370.25	\$42.00	\$3,412.25	\$67,404.96	Mothe, Corbett R.
23	00119330	Marston Park	C		3.11%	\$43,231.43	20	\$32,150.83	\$3,769.11	\$42.00	\$3,811.11	\$75,382.27	Municipality of Anchorage
24	00119331	Lyn Ary Park Site			10.36%	\$144,074.21	20	\$107,146.72	\$12,561.05	\$42.00	\$12,603.05	\$251,220.93	Municipality of Anchorage
25	00119336	Turnagain Heights	K	1A	3.04%	\$42,205.81	20	\$31,388.09	\$3,679.69	\$42.00	\$3,721.69	\$73,593.89	Municipality of Anchorage
26	00119418	Simonson Estates	B	3	2.35%	\$32,617.53	20	\$24,257.37	\$2,843.75	\$42.00	\$2,885.75	\$56,874.91	Beal, David D. MD
27	00119419	Simonson Estates	B	4	2.35%	\$32,617.53	20	\$24,257.37	\$2,843.75	\$42.00	\$2,885.75	\$56,874.91	Fink, Matthew L.
28	00119420	Simonson Estates	B	5	2.35%	\$32,617.53	20	\$24,257.37	\$2,843.75	\$42.00	\$2,885.75	\$56,874.91	Green, Carolyn S.
29	00119421	Simonson Estates	B	6	2.35%	\$32,617.53	20	\$24,257.37	\$2,843.75	\$42.00	\$2,885.75	\$56,874.91	Kreig, Raymond A.
30	00119422	Simonson Estates	B	7	2.35%	\$32,617.53	20	\$24,257.37	\$2,843.75	\$42.00	\$2,885.75	\$56,874.91	Molitor, Michael H.
31	00119423	Simonson Estates	B	8	2.35%	\$32,617.53	20	\$24,257.37	\$2,843.75	\$42.00	\$2,885.75	\$56,874.91	Hitchins, Clifford L. & Diddy R.
32	00119424	Simonson Estates	B	9	2.35%	\$32,617.53	20	\$24,257.37	\$2,843.75	\$42.00	\$2,885.75	\$56,874.91	Hitchins, Clifford L. & Diddy R.
33	00119425	Simonson Estates	B	10	2.35%	\$32,617.53	20	\$24,257.37	\$2,843.75	\$42.00	\$2,885.75	\$56,874.91	Hitchins, Clifford L. & Diddy R.
34	00119426	Simonson Estates	B	11	0.10%	\$1,493.23	5	\$279.21	\$354.49	\$42.00	\$396.49	\$1,772.44	Macleod, Andrew S. & Aleo-MacLeod, Vanessa V.
35	00119504	C L Plumb		9	2.30%	\$31,995.88	20	\$23,795.05	\$2,789.55	\$42.00	\$2,831.55	\$55,790.93	Municipality of Anchorage
36	00119502	Petes		2	1.97%	\$27,347.68	20	\$20,338.23	\$2,384.30	\$42.00	\$2,426.30	\$47,685.91	Curley, James E. & Joan R.
37	00119503	Petes		1	2.27%	\$31,595.15	20	\$23,497.03	\$2,754.61	\$42.00	\$2,796.61	\$55,092.18	Starlings, Cable
Subtotal of estimated assessments to be collected												\$1,359,888.44	



**MUNICIPALITY OF ANCHORAGE
ASSEMBLY MEMORANDUM**

No. AM 21-2004

Meeting Date: January 6, 2004

1 **FROM:** Mayor
2

3 **SUBJECT:** AN ORDINANCE OF THE MUNICIPALITY OF ANCHORAGE CREATING
4 SPECIAL ASSESSMENT DISTRICT 1P03 FOR ROAD IMPROVEMENTS TO
5 MARSTON DRIVE AND FORAKER DRIVE, AND DETERMINING TO
6 PROCEED WITH PROPOSED IMPROVEMENTS THEREIN
7

8 A petition for the construction of Marston Drive and Foraker Drive to urban standards through the
9 Road Improvement District (RID) program has been approved by property owners. The petition
10 results show 23 property owners representing 58.52% of the assessable cost in favor, 7 property
11 owners representing 14.77% opposed, and 7 property owners representing 26.71% not
12 responding. Improvement Districts for installation of public water and sewer were also approved
13 by property owners and are before the Assembly for action.
14

15 Construction of the improvements included in these districts will substantially satisfy development
16 prohibition conditions established by the Anchorage Assembly in AO No. 78-84. However,
17 property owners will be required to install other utilities including electric, telephone, cable, and
18 natural gas and to complete survey monumentation and lot corner marker installation in
19 accordance with AMC 21.85, prior to issuance of any private property development-related
20 permits.
21

22 The estimated cost of the RID improvements is \$1,986,578. The estimated assessable share is
23 70% or \$1,390,604.60, in accordance with the Upgrade (30/70) RID Program established in AMC
24 19.40.100. Estimated assessment shares for each parcel were calculated with 50% based on
25 parcel access, 40% based on parcel area, and 10% based on parcel frontage, in accordance with
26 AMC 19.40.090. An equity adjustment was made to the assessment share on Lot 11 Block B of
27 Simonson Estates Subdivision to reflect the estimated cost of installing curb on the existing road
28 serving this parcel.
29

30 Four municipal park parcels are adjacent to and will be served by the proposed improvements and
31 are therefore included in the RID. Two of the parcels are Lyn Ary Park, one is Marston Park, and
32 one is Pete's Park. Final assessments for these park parcels will be paid with Anchorage Roads
33 and Drainage Service Area (ARDSA) bonds, in accordance with past practice.
34

35 Design funding is available from previously-approved ARDSA bonds, and construction funding is
36 included in the proposed 2004 ARDSA bond.
37

38 **THE ADMINISTRATION SUPPORTS CREATION OF SPECIAL ASSESSMENT DISTRICT 1P03
39 AS PROPOSED IN ORDINANCE NO. 2004-2 AND RECOMMENDS THAT A PUBLIC
40 HEARING BE SCHEDULED FOR THIS ORDINANCE.**
41

42 Prepared by: Howard C. Holtan, Director, Project Management & Engineering Department

43 Concur: Denis C. LeBlanc, Municipal Manager

44 Respectfully submitted: Mark Begich, Mayor

Content Information

Content ID : 001380

Title: An Ordinance Creating Special Assessment District 1P03 for Road Improvements to Marston Dr. and Foraker Dr., and Determining to Proceed with Proposed Improvements Therein

Author: schuringmj

Initiating Dept: PME

Description: Ordinance creating Special Assessment District 1P03, Marston Dr. & Foraker Dr.

Keywords: Special assessment, 1P03, Marston, Foraker

Date Prepared: 12/16/03 9:02 AM

Assembly Meeting Date MM/DD/YY: 01/06/04

Public Hearing Date MM/DD/YY: ~~02/03/04~~ 2/17/04

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	12/16/03 9:07 AM	Checkin	schuringmj	Public	001380
PME_SubWorkflow	12/17/03 5:15 PM	Approve	holtanhc	Public	001380
OMB_SubWorkflow	12/18/03 3:11 PM	Approve	foutzrs	Public	001380
Legal_SubWorkflow	12/18/03 5:14 PM	Approve	fehlenrl	Public	001380
MuniManager_SubWorkflow	12/23/03 6:17 AM	Approve	leblancdc	Public	001380
MuniMgrCoord_SubWorkflow	12/23/03 11:13 AM	Approve	katkusja	Public	001380

CONSENT AGENDA -INTRODUCTION

2003 DEC 23 PM 1:40
 M D A
 CLERK OF COURT