

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

Submitted by: Chairman of the Assembly at the
Request of the Mayor
Prepared by: Anchorage Water & Wastewater
Utility
For reading: January 20, 2004

ANCHORAGE, ALASKA
AO NO. 2004-19 *As Amended*

**AN ORDINANCE CREATING TURNAGAIN HEIGHTS WATER SPECIAL ASSESSMENT
DISTRICT 1416, 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:

Lots 3 – 9 of Block B of Simonson Estates Subdivision;
Lots 1 – 10 of Block C of Simonson Estates Subdivision;
Marston Park of Block C;
Lots 1A - 6A, 7 - 11, and 13A of Block K of Turnagain Heights Subdivision;
Lyn Ary Park Site;
Lots 1 and 2 of Petes Subdivision;

E. The total cost of the proposed water improvement is estimated at \$523,728.48. 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 Turnagain Heights Water Special Assessment District 1416, 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.

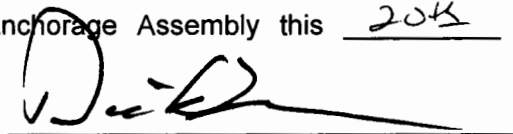
Section 5. The authorized percentage of the cost, or rate to be assessed against the property, shall be computed in accordance with the Anchorage Municipal Code and Anchorage Water Utility Tariff in effect at the time the assessment roll is approved by the Municipal Assembly. Costs shall be assessed 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 design of public improvements shall be routed through the Geotechnical Advisory Commission for review and recommendations.


Section 7. The Mayor shall cause this ordinance to be recorded in the office of the Anchorage District Recorder.

Section 8. This ordinance is effective upon passage and approval.

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


Chairman

ATTEST:


Municipal Clerk

Municipality of Anchorage Summary of Economic Effects - Utilities

AO Number: 2004- 19 Title: Turnagain Heights WID 1416

Sponsor: Municipality of Anchorage

Preparing Agency: AWWU Others Affected: N/A

CHANGES IN EXPENDITURES AND REVENUES (Thousands of Dollars)

Operating Revenues:	FY 2004	FY 2005	FY 2006	FY 2007	FY 2008
Total Operating Revenues:	0	0	0	11	11
Operating Expenses:					
Total Operating Expenses:	0	0	0	11	11
Non-Operating Revenues:					
Total Non-Operating Revenues:	0	0	0	17	17
Non-Operating Expenses					
Total Non-Operating Expenses:	0	0	0	17	17
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 by 2005, coordinated with an AWWU sanitary sewer lateral improvement district project and a Municipal Department of Project Management and Engineering road improvement district project. Total projected revenue and interest earnings for this water project equal \$28,000 (<\$30,000), estimated from 2007 forward. Total projected operational and interest expense is also estimated to be \$28,000, 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; Note there are three (3) Municipal-own properties in these district that will be impacted by assessments and charges.

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.

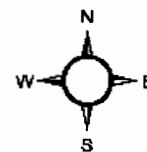
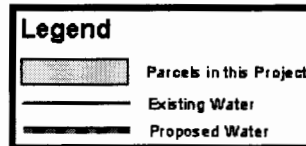
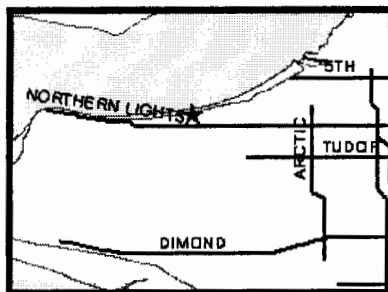
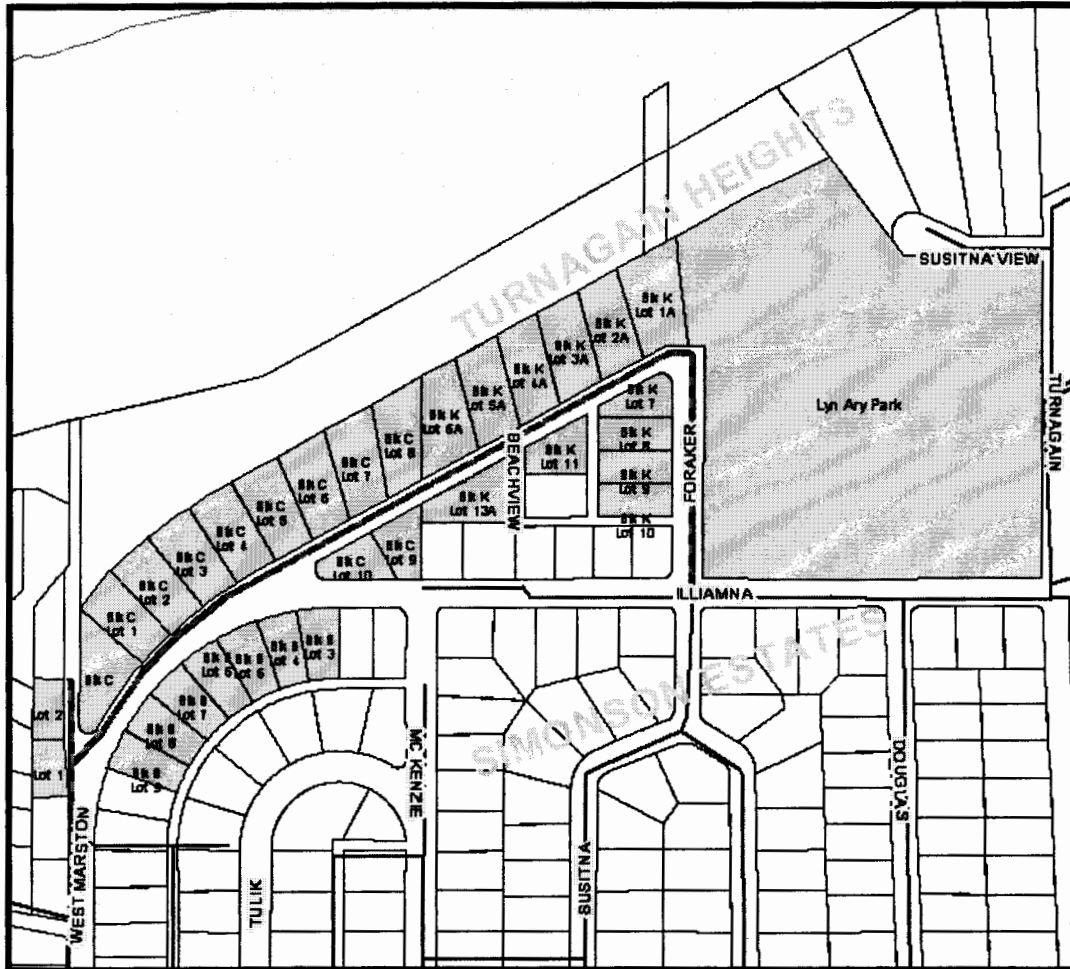
If further explanation is necessary, a separate page may be attached.

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 TURNAGAIN HEIGHTS - WID 1416



9-23-03

SW1526

TURNAGAIN HEIGHTS
Water Improvement District AMS 1418
Preliminary Assessment Roll
Interest Rate: 6.11954%

Tax Code	Legal Description	Total Area	Assessed Area	Water Principal	No. Years	Payment Amount	Owner 1
1 001-193-31-000	LYN ARY PARK SITE	424,080	74,003	\$15,870.56	20	\$1,316.56	MOA
2 001-193-30-000	MARSTON PARK BLK C	16,800	16,699	\$15,870.56	20	\$1,316.56	MOA
3 001-195-03-000	PETES LT 1	7,345	7,345	\$15,870.56	20	\$1,316.56	STANFORD JEFF
4 001-195-02-000	PETES LT 2	7,200	7,200	\$15,870.56	20	\$1,316.56	CURLEY JAMES E & JOAN R
5 001-194-18-000	SIMONSON ESTATES BLK B LT 3	10,250	10,250	\$15,870.56	20	\$1,316.56	BEAL DAVID D MD
6 001-194-19-000	SIMONSON ESTATES BLK B LT 4	10,250	10,250	\$15,870.56	20	\$1,316.56	FINK MATTHEW L DBA LINCOLN INVESTMEN
7 001-194-20-000	SIMONSON ESTATES BLK B LT 5	10,250	10,250	\$15,870.56	20	\$1,316.56	GREEN CAROLYN S
8 001-194-21-000	SIMONSON ESTATES BLK B LT 6	10,250	10,250	\$15,870.56	20	\$1,316.56	KREIG RAYMOND A
9 001-194-22-000	SIMONSON ESTATES BLK B LT 7	10,250	10,250	\$15,870.56	20	\$1,316.56	MOLITOR MICHAEL H
10 001-194-23-000	SIMONSON ESTATES BLK B LT 8	10,250	10,250	\$15,870.56	20	\$1,316.56	HITCHINS CLIFFORD L & DIDDY R
11 001-194-24-000	SIMONSON ESTATES BLK B LT 9	10,250	10,250	\$15,870.56	20	\$1,316.56	HITCHINS CLIFFORD L & DIDDY R
12 001-193-29-000	SIMONSON ESTATES BLK C LT 1	16,200	13,247	\$15,870.56	20	\$1,316.56	MOTHE CORBETT R
13 001-193-28-000	SIMONSON ESTATES BLK C LT 2	16,300	14,084	\$15,870.56	20	\$1,316.56	OWSICHEK LORANE W TRUST
14 001-193-27-000	SIMONSON ESTATES BLK C LT 3	16,250	13,890	\$15,870.56	20	\$1,316.56	WHITE DAVID W
15 001-193-26-000	SIMONSON ESTATES BLK C LT 4	16,250	13,734	\$15,870.56	20	\$1,316.56	RUSH CLARK C & MARIANNE B
16 001-193-25-000	SIMONSON ESTATES BLK C LT 5	16,300	13,557	\$15,870.56	20	\$1,316.56	FINK MATTHEW L
17 001-193-24-000	SIMONSON ESTATES BLK C LT 6	16,400	13,646	\$15,870.56	20	\$1,316.56	LEFEVRE PATRICIA N
18 001-193-23-000	SIMONSON ESTATES BLK C LT 7	16,500	13,670	\$15,870.56	20	\$1,316.56	SCHMID DAVID J & BLOWER VICTORIA A
19 001-193-22-000	SIMONSON ESTATES BLK C LT 8	17,980	14,061	\$15,870.56	20	\$1,316.56	SPINELLI CHARLES L
20 001-193-21-000	SIMONSON ESTATES BLK C LT 9	9,100	9,100	\$15,870.56	20	\$1,316.56	MUCHA YARO G & MILDRED F
21 001-193-12-000	SIMONSON ESTATES BLK C LT 10	8,900	8,900	\$15,870.56	20	\$1,316.56	MUCHA YARO G & MILDRED F
22 001-193-36-000	TURNAGAIN HEIGHTS BLK K LT 1A	19,296	14,958	\$15,870.56	20	\$1,316.56	MOA
23 001-193-17-000	TURNAGAIN HEIGHTS BLK K LT 2A	16,190	13,678	\$15,870.56	20	\$1,316.56	FINK MATTHEW L
24 001-193-18-000	TURNAGAIN HEIGHTS BLK K LT 3A	16,190	13,652	\$15,870.56	20	\$1,316.56	FINK MATTHEW L
25 001-193-19-000	TURNAGAIN HEIGHTS BLK K LT 4A	16,190	13,645	\$15,870.56	20	\$1,316.56	WILDER DAVID J & JACQUELYN C
26 001-193-20-000	TURNAGAIN HEIGHTS BLK K LT 5A	16,190	13,693	\$15,870.56	20	\$1,316.56	WILKE DIANE
27 001-193-21-000	TURNAGAIN HEIGHTS BLK K LT 6A	17,539	15,420	\$15,870.56	20	\$1,316.56	ANDERSON ANNA LESA
28 001-193-01-000	TURNAGAIN HEIGHTS BLK K LT 7	8,450	8,450	\$15,870.56	20	\$1,316.56	GRUMMAN ALEXANDER J & KARLA M
29 001-193-02-000	TURNAGAIN HEIGHTS BLK K LT 8	9,100	9,100	\$15,870.56	20	\$1,316.56	GRUMMAN ALEXANDER J & KARLA M
30 001-193-03-000	TURNAGAIN HEIGHTS BLK K LT 9	9,100	9,100	\$15,870.56	20	\$1,316.56	QUIST ROBERT & MAXINE
31 001-193-04-000	TURNAGAIN HEIGHTS BLK K LT 10	9,100	9,100	\$15,870.56	20	\$1,316.56	QUIST ROBERT C & MAXINE
32 001-193-15-000	TURNAGAIN HEIGHTS BLK K LT 11	10,495	10,495	\$15,870.56	20	\$1,316.56	HENDRICKSON F GWENDOLYN
33 001-193-13-000	TURNAGAIN HEIGHTS BLK K LT 13A	14,250	14,250	\$15,870.56	20	\$1,316.56	HENDRICKSON GWENDOLYN F
Total							\$523,728.48

MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 55-2004

Meeting Date: January 20, 2004

From: Mayor

Subject: **CREATION OF TURNAGAIN HEIGHTS WATER
SPECIAL ASSESSMENT DISTRICT 1416.**

This memorandum is in support of a creation ordinance for Turnagain Heights Water Special Assessment District 1416. The proposed water special assessment district is located in Anchorage, at West Marston Drive and Foraker Street. The estimated cost to construct this water improvement district is \$523,728.48, which includes all necessary piping and appurtenances required for an approved public water system.

This water special assessment district, benefiting thirty three (33) properties, was petition initiated. Property owners first voted by majority to allocate improvement district costs by 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:	69.70%
AGAINST CREATION:	15.15%
NONRESPONSIVE:	<u>15.15%</u>
TOTAL:	100.00%

Assembly review, approval and creation of the water special assessment district are happening concurrent with review, approval and creation of a sanitary sewer lateral improvement district and a road improvement district at this location. Costs for the water improvements were estimated anticipating design and construction coordination with the other two districts, and the water improvements will not proceed independent of them. Parcels in this proposed water district are undeveloped private properties or municipal park lands.

Informal public meetings were conducted at Anchorage Water and Wastewater Utility's headquarters building at 3000 Arctic Boulevard for each ballot referenced above. All questions asked were answered.

The passage of this ordinance will have a fiscal impact on three (3) Municipal owned properties.

Item #	Tax Code	Legal Description	Municipal Authority	Estimated Assessment
1	001-193-31	LYN ARY PARK SITE	Cultural and Recreational	\$15,870.56
2	001-193-30	MARSTON PARK	Cultural and Recreational	\$15,870.56
22	001-193-36	TURNAGAIN HEIGHTS BLK K LT 1A	Cultural and Recreational	\$15,870.56

THE ADMINISTRATION SUPPORTS THE NECESSARY IMPROVEMENTS IN AO 2004-19 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 : 001409

Type: Ordinance - AO

AN ORDINANCE CREATING TURNAGAIN HEIGHTS WATER

Title: SPECIAL ASSESSMENT DISTRICT 1416, AND DETERMINING TO PROCEED WITH THE PROPOSED IMPROVEMENTS THEREIN.

Author: gibsonam

Initiating Dept: AWWU

Date Prepared: 12/29/03 1:24 PM

Director Name: Mark Premo

Document Number: AO 2004-19

Assembly

Meeting Date 01/20/04

MM/DD/YY:

Public Hearing 02/17/04

Date MM/DD/YY:

400A
2004 JAN 13 AM 9:42
CLINTON COUNTY
70

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	12/29/03 1:25 PM	Checkin	gibsonam	Public	001409
AWWU_SubWorkflow	12/29/03 1:35 PM	Approve	premomc	Public	001409
OMB_SubWorkflow	12/30/03 10:15 AM	Approve	wiltsep	Public	001409
Legal_SubWorkflow	12/30/03 12:59 PM	Approve	fehlenrl	Public	001409
MuniManager_SubWorkflow	12/31/03 9:18 AM	Approve	leblancdc	Public	001409
MuniMgrCoord_SubWorkflow	1/12/04 12:07 PM	Approve	abbottmk	Public	001409