

Submitted by: Chairman of the Assembly at the
Request of the Mayor

Prepared by: Anchorage Water & Wastewater
Utility

For reading: January 20, 2004

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

ANCHORAGE, ALASKA
AO NO. 2004-20 *As Amended*

**AN ORDINANCE CREATING TURNAGAIN HEIGHTS SANITARY SEWER LATERAL
SPECIAL ASSESSMENT DISTRICT 1415, 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 sanitary sewer 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 sanitary sewer improvements include all necessary sanitary sewer main piping and appurtenances required to serve the area described in paragraph "D" below and as shown on the attached map.

D. The sanitary sewer improvements described above are necessary and will benefit the following described property which will be assessed for said improvements:

Lots 3 – 8 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;

E. The total cost of the proposed sanitary sewer improvement is estimated at \$791,088.60. Said estimated cost will be prorated by the equal assessment methodology as delineated in the Anchorage Wastewater 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 Sanitary Sewer Lateral Special Assessment District 1415, consisting of the area described in paragraph "D" above.

Section 2. The Municipality shall proceed with the proposed Sanitary Sewer 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 sewer special assessment district.

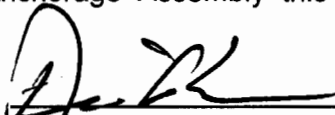
Section 5. The authorized percentage of the cost, or rate to be assessed against the property, shall be computed in accordance with the Anchorage Municipal Code and Anchorage Wastewater Utility Tariff in effect at the time the assessment roll is approved by the Municipal Assembly. Costs shall be assessed to benefited property in the sanitary sewer 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 lateral improvement district at the time of levy. Additionally, a Special Assessment Collection Charge as authorized by the Municipal Code and Wastewater 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.

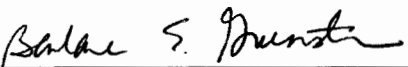
Section 8. This ordinance is effective upon passage and approval.

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



Chairman

ATTEST:



Municipal Clerk

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Municipality of Anchorage Summary of Economic Effects - Utilities

AO Number: 2004- 20 Title: Turnagain Heights LID 1415

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	7	7
Operating Expenses:					
Total Operating Expenses:	0	0	0	7	7
Non-Operating Revenues:					
Total Non-Operating Revenues:	0	0	0	26	26
Non-Operating Expenses					
Total Non-Operating Expenses:	0	0	0	26	26
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 water improvement district project and a Municipal Department of Project Management and Engineering road improvement district project. Total projected revenue and interest earnings for this project equal \$33,000, estimated from 2007 forward. Total projected operational and interest expense is also estimated to be \$33,000, the net effect being zero (\$0.00). This sewer 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.

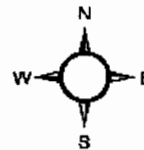
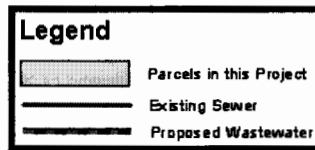
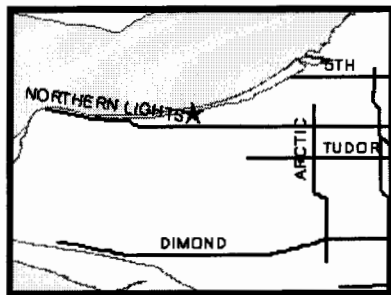
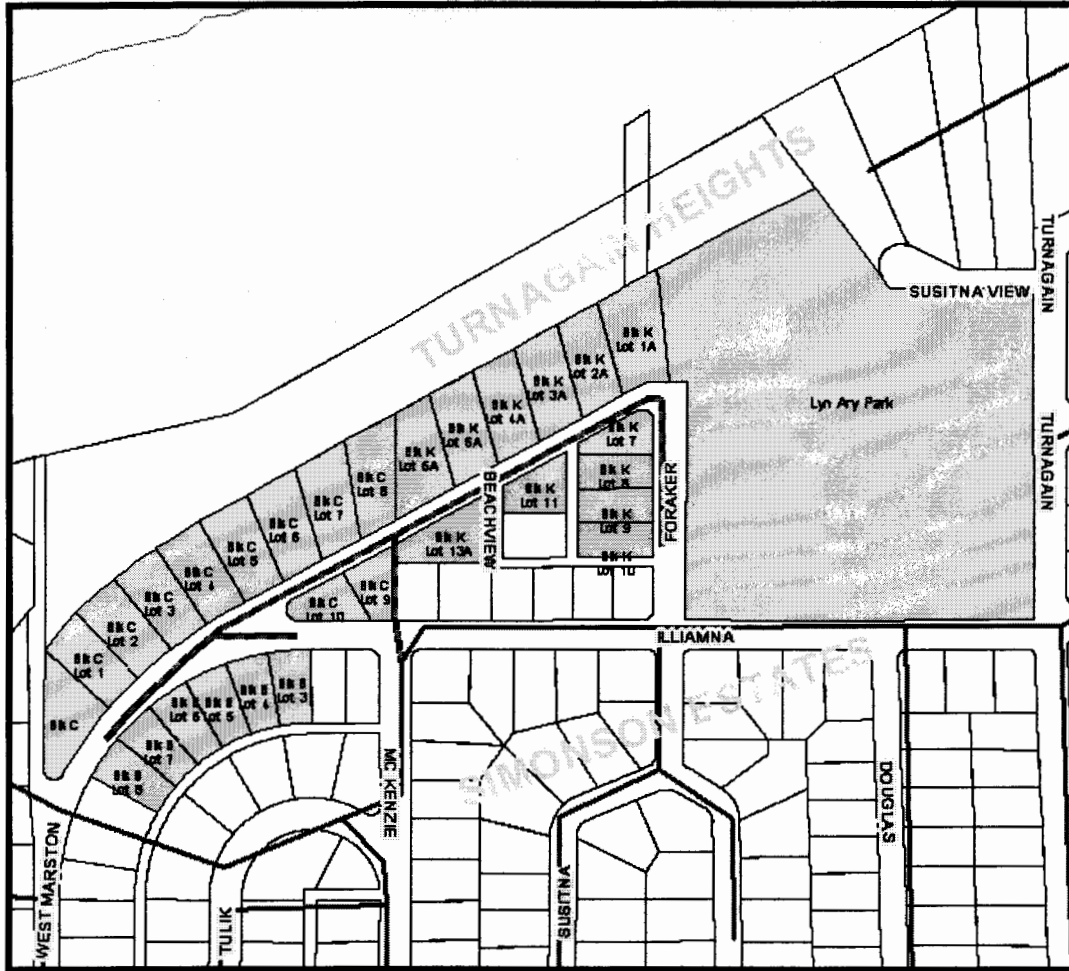
If further explanation is necessary, a separate page may be attached.

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 - LID 1415



9-23-03

SW1526

TURNAGAIN HEIGHTS
Lateral Improvement District
Preliminary Assessment Roll
AMS 1415

Interest Rate: 6.13669%

Tax Code	Legal Description	Total Area	Lateral Assessed Area	Lateral No. Years	Lateral Payment Amount	Lateral Principal	Trunk Assessed Area	Trunk Billable Area	Trunk Rate per Sq. Ft.	Trunk Principal	Trunk No. Years	Trunk Payment Amount	Total Principal
1	001-193-31-000 LYN ARY PARK SITE	424,080	74,003	20	\$2,190.19	\$26,369.62	424,080	318,060	\$0.03	\$9,541.80	20	\$1,056.69	\$35,911.42
2	001-193-30-000 MARSTON PARK BLK C	16,800	16,699	20	\$2,190.19	\$26,369.62	16,800	16,800	\$0.03	\$504.00	2	\$259.50	\$26,873.62
3	001-194-18-000 SIMONSON ESTATES BLK B LT 3	10,250	10,250	20	\$2,190.19	\$26,369.62	10,250	10,250	\$0.03	\$307.50	1	\$307.50	\$26,677.12
4	001-194-19-000 SIMONSON ESTATES BLK B LT 4	10,250	10,250	20	\$2,190.19	\$26,369.62	10,250	10,250	\$0.03	\$307.50	1	\$307.50	\$26,677.12
5	001-194-20-000 SIMONSON ESTATES BLK B LT 5	10,250	10,250	20	\$2,190.19	\$26,369.62	10,250	10,250	\$0.03	\$307.50	1	\$307.50	\$26,677.12
6	001-194-21-000 SIMONSON ESTATES BLK B LT 6	10,250	10,250	20	\$2,190.19	\$26,369.62	10,250	10,250	\$0.03	\$307.50	1	\$307.50	\$26,677.12
7	001-194-22-000 SIMONSON ESTATES BLK B LT 7	10,250	10,250	20	\$2,190.19	\$26,369.62	10,250	10,250	\$0.03	\$307.50	1	\$307.50	\$26,677.12
8	001-194-23-000 SIMONSON ESTATES BLK B LT 8	10,250	10,250	20	\$2,190.19	\$26,369.62	10,250	10,250	\$0.03	\$307.50	1	\$307.50	\$26,677.12
9	001-193-28-000 SIMONSON ESTATES BLK C LT 1	16,200	13,247	20	\$2,190.19	\$26,369.62	16,200	16,200	\$0.03	\$486.00	1	\$486.00	\$26,858.62
10	001-193-27-000 SIMONSON ESTATES BLK C LT 2	16,300	14,065	20	\$2,190.19	\$26,369.62	16,300	16,300	\$0.03	\$487.50	1	\$487.50	\$26,858.62
11	001-193-26-000 SIMONSON ESTATES BLK C LT 3	16,250	13,732	20	\$2,190.19	\$26,369.62	16,250	16,250	\$0.03	\$487.50	1	\$487.50	\$26,858.62
12	001-193-25-000 SIMONSON ESTATES BLK C LT 4	16,300	13,560	20	\$2,190.19	\$26,369.62	16,300	16,300	\$0.03	\$487.50	1	\$487.50	\$26,858.62
13	001-193-24-000 SIMONSON ESTATES BLK C LT 5	16,400	13,646	20	\$2,190.19	\$26,369.62	16,400	16,400	\$0.03	\$492.00	1	\$492.00	\$26,864.62
14	001-193-23-000 SIMONSON ESTATES BLK C LT 6	16,500	13,870	20	\$2,190.19	\$26,369.62	16,500	16,500	\$0.03	\$495.00	1	\$495.00	\$26,864.62
15	001-193-22-000 SIMONSON ESTATES BLK C LT 7	17,980	14,061	20	\$2,190.19	\$26,369.62	17,980	17,980	\$0.03	\$539.40	2	\$277.73	\$26,909.02
16	001-193-21-000 SIMONSON ESTATES BLK C LT 8	9,100	9,100	20	\$2,190.19	\$26,369.62	9,100	9,100	\$0.03	\$273.00	1	\$273.00	\$26,642.62
17	001-193-20-000 SIMONSON ESTATES BLK C LT 9	8,900	8,900	20	\$2,190.19	\$26,369.62	8,900	8,900	\$0.03	\$267.00	1	\$267.00	\$26,636.62
18	001-193-19-000 TURNAGAIN HEIGHTS BLK K LT 1A	18,296	14,960	20	\$2,190.19	\$26,369.62	19,296	19,296	\$0.03	\$576.88	2	\$298.06	\$26,948.50
19	001-193-18-000 TURNAGAIN HEIGHTS BLK K LT 2A	16,190	13,676	20	\$2,190.19	\$26,369.62	16,190	16,190	\$0.03	\$485.70	1	\$485.70	\$26,855.32
20	001-193-17-000 TURNAGAIN HEIGHTS BLK K LT 3A	16,190	13,646	20	\$2,190.19	\$26,369.62	16,190	16,190	\$0.03	\$485.70	1	\$485.70	\$26,855.32
21	001-193-16-000 TURNAGAIN HEIGHTS BLK K LT 4A	16,190	13,693	20	\$2,190.19	\$26,369.62	16,190	16,190	\$0.03	\$485.70	1	\$485.70	\$26,855.32
22	001-193-15-000 TURNAGAIN HEIGHTS BLK K LT 5A	17,539	15,419	20	\$2,190.19	\$26,369.62	17,539	17,539	\$0.03	\$526.17	2	\$270.92	\$26,895.79
23	001-193-14-000 TURNAGAIN HEIGHTS BLK K LT 6A	8,450	8,450	20	\$2,190.19	\$26,369.62	8,450	8,450	\$0.03	\$253.50	1	\$253.50	\$26,633.12
24	001-193-13-000 TURNAGAIN HEIGHTS BLK K LT 7	9,100	9,100	20	\$2,190.19	\$26,369.62	9,100	9,100	\$0.03	\$273.00	1	\$273.00	\$26,642.62
25	001-193-12-000 TURNAGAIN HEIGHTS BLK K LT 8	9,100	9,100	20	\$2,190.19	\$26,369.62	9,100	9,100	\$0.03	\$273.00	1	\$273.00	\$26,642.62
26	001-193-11-000 TURNAGAIN HEIGHTS BLK K LT 9	10,485	10,485	20	\$2,190.19	\$26,369.62	10,485	10,485	\$0.03	\$314.85	1	\$314.85	\$26,664.47
27	001-193-10-000 TURNAGAIN HEIGHTS BLK K LT 10	14,250	14,250	20	\$2,190.19	\$26,369.62	14,250	14,250	\$0.03	\$427.50	1	\$427.50	\$26,787.12
28	001-193-09-000 TURNAGAIN HEIGHTS BLK K LT 11												
29	001-193-08-000 TURNAGAIN HEIGHTS BLK K LT 12												
30	001-193-07-000 TURNAGAIN HEIGHTS BLK K LT 13A												
Total													\$791,088.60

MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 56-2004

Meeting Date: January 20, 2004

1 From: Mayor

2
3 Subject: **CREATION OF TURNAGAIN HEIGHTS SANITARY**
4 **SEWER LATERAL SPECIAL ASSESSMENT DISTRICT 1415**
5

6 This memorandum is in support of a creation ordinance for Turnagain Heights Sanitary Sewer
7 Lateral Special Assessment District 1415. The proposed sanitary sewer lateral special
8 assessment district (LID) is located in north Anchorage, at West Marston Drive and Foraker
9 Street. The estimated cost to construct this LID is \$791,088.60, which includes all necessary
10 piping and appurtenances required for an approved public sanitary sewer system.
11

12 This special assessment district, benefiting thirty (30) properties, was petition initiated. Property
13 owners first voted by majority to allocate improvement district costs by equal assessment
14 methodology.
15

16 On a second ballot allocating estimated costs by the selected equal assessment methodology,
17 property owners who will bear more than fifty percent (50%) of the estimated assessable cost of
18 the improvement voted to create this district:
19

FOR CREATION:	69.99%
AGAINST CREATION:	13.34%
NONRESPONSIVE:	<u>16.67%</u>
TOTAL:	100.00%

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25 Assembly review, approval and creation of the sanitary sewer lateral special assessment district
26 is happening concurrent with review, approval and creation of a water special assessment district
27 and a road improvement district at this location. Costs for the sanitary sewer lateral
28 improvements were estimated anticipating design and construction coordination with the other
29 two districts, and the sanitary sewer improvements will not proceed independent of them.
30 Parcels in this LID are undeveloped private properties or municipal park lands.
31

32 Informal public meetings were conducted at Anchorage Water and Wastewater Utility's
33 headquarters building at 3000 Arctic Boulevard for each ballot referenced above. All questions
34 asked were answered.
35

36 The passage of this ordinance will have a fiscal impact on three (3) Municipal owned properties.
37
38

				Estimated
Item #	Tax Code	Legal Description	Municipal Authority	Lateral Assessment
39 1	001-193-31	LYN ARY PARK SITE	Cultural and Recreational	\$26,369.62
40 2	001-193-30	MARSTON PARK	Cultural and Recreational	\$26,369.62
41 19	001-193-36	TURNAGAIN HEIGHTS BLK K LT 1A	Cultural and Recreational	\$26,369.62

42
43
44 **THE ADMINISTRATION SUPPORTS THE NECESSARY IMPROVEMENTS IN**
45 **AO 2004-- 20 AND RECOMMENDS THAT A PUBLIC HEARING BE SCHEDULED FOR**
46 **THIS ORDINANCE.**
47

48 Prepared by: Mark Premo, P.E., General Manager, AWWU

49 Concur: Denis C. LeBlanc, Municipal Manager

50 Respectfully submitted: Mark Begich, Mayor

AO 2004-20

Content Information**Content ID :** 001408**Type:** Ordinance - AO

Title: AN ORDINANCE CREATING TURNAGAIN HEIGHTS SANITARY SEWER LATERAL SPECIAL ASSESSMENT DISTRICT 1415, AND DETERMINING TO PROCEED WITH THE PROPOSED IMPROVEMENTS THEREIN.

Author: gibsonam**Initiating Dept:** AWWU**Date Prepared:** 12/29/03 1:21 PM**Director Name:** Mark Premo**Document Number:** AO 2004-20**Assembly****Meeting Date** 01/20/04**MM/DD/YY:****Public Hearing Date** 02/17/04**MM/DD/YY:**

20
2004 JAN 13 AM 9:42
M.D.H.
CLERK OF COURT

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 1:24 PM	Checkin	gibsonam	Public	001408
AWWU_SubWorkflow	12/29/03 1:34 PM	Approve	premomc	Public	001408
OMB_SubWorkflow	12/30/03 10:15 AM	Approve	wiltsep	Public	001408
Legal_SubWorkflow	12/30/03 1:04 PM	Approve	fehlenrl	Public	001408
MuniManager_SubWorkflow	12/31/03 9:18 AM	Approve	leblancdc	Public	001408
MuniMgrCoord_SubWorkflow	1/12/04 12:07 PM	Approve	abbottmk	Public	001408

CONSENT AGENDA – INTRODUCTION