

CLERK'S OFFICE

APPROVED

Date: 6-8-04

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

Prepared by: Anchorage Water & Wastewater
Utility

For reading: May 18, 2004

ANCHORAGE, ALASKA

AO NO. 2004- 92

**AN ORDINANCE CREATING NEW GIRDWOOD LINDBLAD WATER SPECIAL
ASSESSMENT DISTRICT 1730, 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:

Lot 1 of Girdwood Post Office Subdivision (per Plat 2003-84 on file with the Anchorage Recording District);
Lot 3 of Girdwood Post Office Subdivision (per Plat 2003-84 on file with the Anchorage Recording District);
Block 1 Lot 13 of New Girdwood Townsite Alaska Subdivision (per Plat 1965-70, Anchorage Rec. District);
Block 1 Lot 14 of New Girdwood Townsite Alaska Subdivision (per Plat 1965-70, Anchorage Rec. District);
Block 1 Lot 15 of New Girdwood Townsite Alaska Subdivision (per Plat 1965-70, Anchorage Rec. District);
Block 1 Lot 16 of New Girdwood Townsite Alaska Subdivision (per Plat 1965-70, Anchorage Rec. District);
Block 1 Lot 17 of New Girdwood Townsite Alaska Subdivision (per Plat 1965-70, Anchorage Rec. District);
Block 1 Lot 18 of New Girdwood Townsite Alaska Subdivision (per Plat 1965-70, Anchorage Rec. District);
and
TR A Addition to New Girdwood Townsite Alaska Subdivision (per Plat 1968-76, Anchorage Rec. District).

E. The total cost of the proposed water improvement is estimated at \$166,342.10. Said estimated cost will be prorated by the benefited area 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 New Girdwood Lindblad Water Special Assessment District 1730, 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.

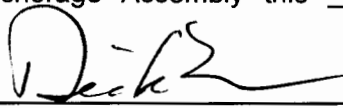
Section 4. After the improvements have been completed and the cost of the improvements known, the Mayor shall prepare a final assessment roll for this water special assessment district.

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 *benefited area assessment method* prescribed in the Tariff, such that a benefited parcel's pro rata share of the costs shall be computed by multiplying the total assessed project cost by a fraction determined by dividing the benefited area of the parcel by the total benefited area for the improvement. Additionally, a Special Assessment Collection Charge as authorized by the Municipal Code and Water Utility Tariff will be charged annually to each active account.

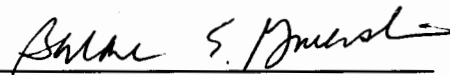
Section 6. The Mayor shall cause this ordinance to be recorded in the office of the Anchorage District Recorder.

Section 7. This ordinance is effective upon passage and approval.

PASSED AND APPROVED by the Anchorage Assembly this 8th day of June, 2004.


Chairman

ATTEST:


Municipal Clerk

Municipality of Anchorage Summary of Economic Effects - Utilities

AO Number: 2004- 92 Title: New Girdwood Lindblad WID 1730

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	2.6	2.6	2.6	2.6
Operating Expenses:					
Total Operating Expenses:	0	2.6	2.6	2.6	2.6
Non-Operating Revenues:					
Total Non-Operating Revenues:	0	5.8	5.8	5.8	5.8
Non-Operating Expenses					
Total Non-Operating Expenses:	0	5.8	5.8	5.8	5.8
NET INCOME (Regulated)	0	0	0	0	0
Positions: FT/PT/TEMP	0	0	0	0	0

Impact on General Government: One Municipal-owned property is part of the assessment district and will be assessed in accordance with the attached AO and AM. *(If yes, attach SEE for General Government agency impacted.)*

Public Sector Economic Effects: The Utility anticipates installation of the improvement in 2004. Total projected revenue and interest earnings for this project equal \$ 8,422.54 (**<\$30,000**), estimated from 2005 forward. Total projected operational and interest expense is also estimated to be \$ 8,422.54, 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 is one (1) Municipal –owned property in this special assessment 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)

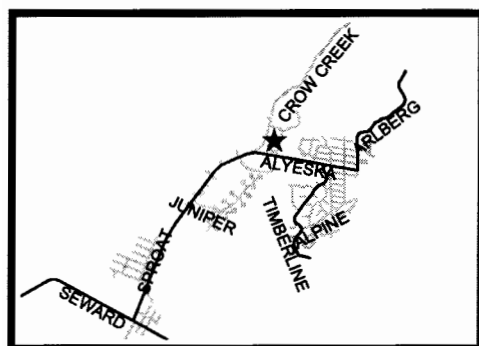
Validated by OMB: Date:

Approved by: Mark Premo, P.E., General Manager, AWWU Date:
(Director, Preparing Agency)



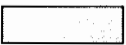



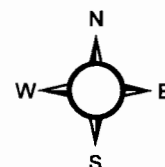
Anchorage Water & Wastewater Utility

NEW GIRDWOOD LINDBLAD - WID 1730



Legend

-  Existing Water
-  Proposed Water
-  Parcels in this Project
-  Assessment Area



NEW GIRDWOOD LINDBLAD
Water Improvement District
Assessment Roll

AMS 1730

Interest Rate: 6.11954%

	Tax Code	Legal Description	Total Area	Assessed Area	Rate per Sq. Ft.	Water Principal	No. Years	Payment Amount	Owner 1
1	075-031-45-000	GIRDWOOD POST OFFICE LT 1	8,400	8,400	\$1.57	\$13,221.49	20	\$1,096.80	MOA
2	075-031-47-000	GIRDWOOD POST OFFICE LT 3	64,035	28,020	\$1.57	\$44,103.12	20	\$3,658.62	US POSTAL SERVICE
3	075-071-15-000	NEW GIRDWOOD TOWNSITE ALASKA BLK 1 LT 13	8,364	8,364	\$1.57	\$13,164.83	20	\$1,092.10	BRODIN RALPH W
4	075-071-16-000	NEW GIRDWOOD TOWNSITE ALASKA BLK 1 LT 14	8,450	8,450	\$1.57	\$13,300.19	20	\$1,103.33	GRIFFIN PHILIP H & JANET S
5	075-071-17-000	NEW GIRDWOOD TOWNSITE ALASKA BLK 1 LT 15	9,100	9,100	\$1.57	\$14,323.28	20	\$1,188.20	CLEO ENTERPRISES LLC
6	075-071-18-000	NEW GIRDWOOD TOWNSITE ALASKA BLK 1 LT 16	9,100	9,100	\$1.57	\$14,323.28	20	\$1,188.20	CLEO ENTERPRISES LLC
7	075-071-19-000	NEW GIRDWOOD TOWNSITE ALASKA BLK 1 LT 17	10,400	10,399	\$1.57	\$16,367.89	20	\$1,357.81	US POSTAL SERVICE
8	075-071-20-000	NEW GIRDWOOD TOWNSITE ALASKA BLK 1 LT 18	11,266	11,266	\$1.57	\$17,732.54	20	\$1,471.02	US POSTAL SERVICE
9	075-071-33-000	NEW GIRDWOOD TOWNSITE ALASKA TR A ADDITION	12,583	12,583	\$1.57	\$19,805.48	20	\$1,642.98	ALASKA COMMUNICATIONS
						Total		\$166,342.10	

MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 424-2004

Meeting Date: May 18, 2004

From: Mayor

Subject: **CREATION OF NEW GIRDWOOD LINDBLAD WATER SPECIAL ASSESSMENT DISTRICT 1730.**

This memorandum is in support of a creation ordinance for New Girdwood Lindblad Water Special Assessment District 1730. The proposed water special assessment district is located in Girdwood, on Lindblad (a.k.a. Alyeska West) between Hightower Road and Holmgren Place. The estimated cost to construct this water improvement district is \$166,342.10, which includes all necessary piping and appurtenances required for an approved public water system.

This water special assessment district, benefiting nine (9) properties, was petition initiated. Property owners first voted by majority to allocate improvement district costs by benefited assessment methodology.

On a second ballot allocating estimated costs by the selected benefited 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:	88.09%
AGAINST CREATION:	<u>11.91%</u>
TOTAL:	100.00%

The area served by this proposed water improvement district is presently being served by individual on-site water systems or an independent community water system.

Informal public meetings were conducted at AWWU's headquarters building at 3000 Arctic Blvd. for each of the two ballots referenced above. All questions asked were answered.

The passage of this ordinance will have fiscal impact on one (1) Municipal owned properties.

Item #	Tax Code	Legal Description	Municipal Authority	Assessment
1	075-031-45	Girdwood Post Office Subd. LT 1	Heritage Land Bank	\$13,221.49

THE ADMINISTRATION SUPPORTS THE NECESSARY IMPROVEMENTS IN AO 2004- 92 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 : 001788

Type: Ordinance - AO

AN ORDINANCE CREATING NEW GIRDWOOD LINDBLAD WATER

Title: SPECIAL ASSESSMENT DISTRICT 1730, AND DETERMINING TO PROCEED WITH THE PROPOSED IMPROVEMENTS THEREIN

Author: gibsonam

Initiating Dept: AWWU

Date Prepared: 4/30/04 1:23 PM

Director Name: Mark Premo

Document Number: 05/18/04

Assembly Meeting Date 06/22/04
MM/DD/YY:

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	4/30/04 1:24 PM	Checkin	gibsonam	Public	001788
AWWU_SubWorkflow	4/30/04 1:35 PM	Approve	premomc	Public	001788
OMB_SubWorkflow	5/3/04 10:11 AM	Approve	pearcydl	Public	001788
Legal_SubWorkflow	5/3/04 11:34 AM	Approve	fehlenrl	Public	001788
MuniManager_SubWorkflow	5/10/04 11:45 AM	Approve	leblancdc	Public	001788
MuniMgrCoord_SubWorkflow	5/10/04 11:58 AM	Approve	abbottmk	Public	001788

CONSENT AGENDA – INTRODUCTION

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CLERK OFFICE

2004 MAY 10 PM 2:25

440 A.