

Submitted by: Chair of the Assembly
at the request of the Mayor
Prepared by: Project Management
& Engineering Department
For Reading: September 27, 2005

CITY OF ANCHORAGE
APPROVED
Date: 10-18-05

ANCHORAGE, ALASKA

No. AO 2005-129

1 AN ORDINANCE OF THE MUNICIPALITY OF ANCHORAGE CREATING SPECIAL
2 ASSESSMENT DISTRICT 04-36 FOR RECONSTRUCTION OF LEAWOOD DRIVE AND ROY
3 STREET, AND DETERMINING TO PROCEED WITH PROPOSED IMPROVEMENTS
4 THEREIN

5
6 WHEREAS, benefiting property owners requested that a petition be circulated for creation
7 of a Special Assessment District to reconstruct Leawood Drive and Roy Street, as shown on the
8 attached map; and

9
10 WHEREAS, this aforementioned petition has been signed and approved by owners of
11 properties which will bear more than fifty percent (50%) of the estimated assessable cost of the
12 improvements; and

13
14 WHEREAS, the aforementioned public improvements are necessary and of benefit to the
15 following described properties which are also shown on the attached map:

- 16
17 • Lots 7-12 of Bennett Subdivision
18 • Lots 1-9, 10A, 11A, and 12-22 of Block 1 of Leawood Manor Subdivision
19 • Lots 1-15 of Block 2 of Leawood Manor Subdivision
20 • Lots 1-2 of Tract 8 of William Lloyd Subdivision; and

21
22 WHEREAS, the property-owner-approved estimate for the project is \$1,680,000, of which
23 ten percent (10%) or \$168,000 is the estimated assessable amount as prescribed in AMC
24 19.40.100B; and

25
26 WHEREAS, project design has been funded with existing bonds, and construction funding
27 is planned in the 2006 Anchorage Roads and Drainage Service Area bond proposition; now
28 therefore

1 THE ANCHORAGE ASSEMBLY ORDAINS:
2

3 **Section 1.** There is established Special Assessment District 04-36, comprised of the
4 properties previously herein described.
5

6 **Section 2.** The Municipality shall proceed with the aforementioned improvements.
7

8 **Section 3.** The Municipality shall include funding for this project in future capital
9 improvement programs and shall pursue the necessary funding.
10

11 **Section 4.** Costs assessed to benefited parcels shall be ten percent (10%) of all project
12 costs after the total project cost has been reduced by any grants.
13

14 **Section 5.** Assessments levied pursuant to this Ordinance shall be based on parcel access,
15 parcel area, and parcel frontage as determined in the property-owner shares shown in the
16 attached assessment roll. The Assembly finds that assessments calculated on this basis are
17 proportionate to the benefit received from the improvements.
18

19 **Section 6.** An account shall be kept of all project costs and, after completion of the
20 improvement, a final assessment roll shall be prepared and presented to the Assembly for the
21 purpose of confirming and levying final assessments.
22

23 **Section 7.** The Mayor forthwith shall cause this Ordinance to be recorded in the office of the
24 Anchorage District Recorder.
25

26 **Section 8.** This ordinance shall be effective immediately upon its passage and approval.
27

28
29 PASSED AND APPROVED by the Anchorage Municipal Assembly this 18th day of
30 October, 2005.
31

32
33 Anna J. Fairclough
34 Chair
35

36 ATTEST:

37 [Signature]
38
39

40 Municipal Clerk

MUNICIPALITY OF ANCHORAGE
SUMMARY OF ECONOMIC EFFECTS - GENERAL GOVERNMENT

No. AO 2005- 129 Title: AO CREATING SPECIAL ASSESSMENT DISTRICT 04-36
LEAWOOD DRIVE AND ROY STREET RECONSTRUCTION

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	0	29	73	146	146
5000 Capital Outlay	50	250	1,380	NONE	NONE
Total Direct Costs	50	279	1,453	146	146

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

REVENUES:	None	None	None	14	14
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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 planned for the 2006 road bond. The estimated cost of this project is \$1,680,000. In accordance with AMC 19.40.100B, 10% of this cost, or \$168,000, is assessable and 90% or \$1,512,000 is assumed by the Anchorage Roads and Drainage Service Area bonds. The Expenditure and Revenue information assumes design occurs in 2005 and 2006 with construction to follow in 2007 and will be adjusted if construction does not occur in 2007. The debt service of \$146,470.06 was estimated assuming that \$1,680,000 in road bonds would be retired over 20 years, with an interest rate of six percent (6%).

Private Sector Economic Effects: After completion of the project, property owners will be assessed 10% of the actual cost, which is estimated at \$168,000. Assessments will be in the manner as stated on the attached petition roll, with annual estimated revenues of \$14,647.01.

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

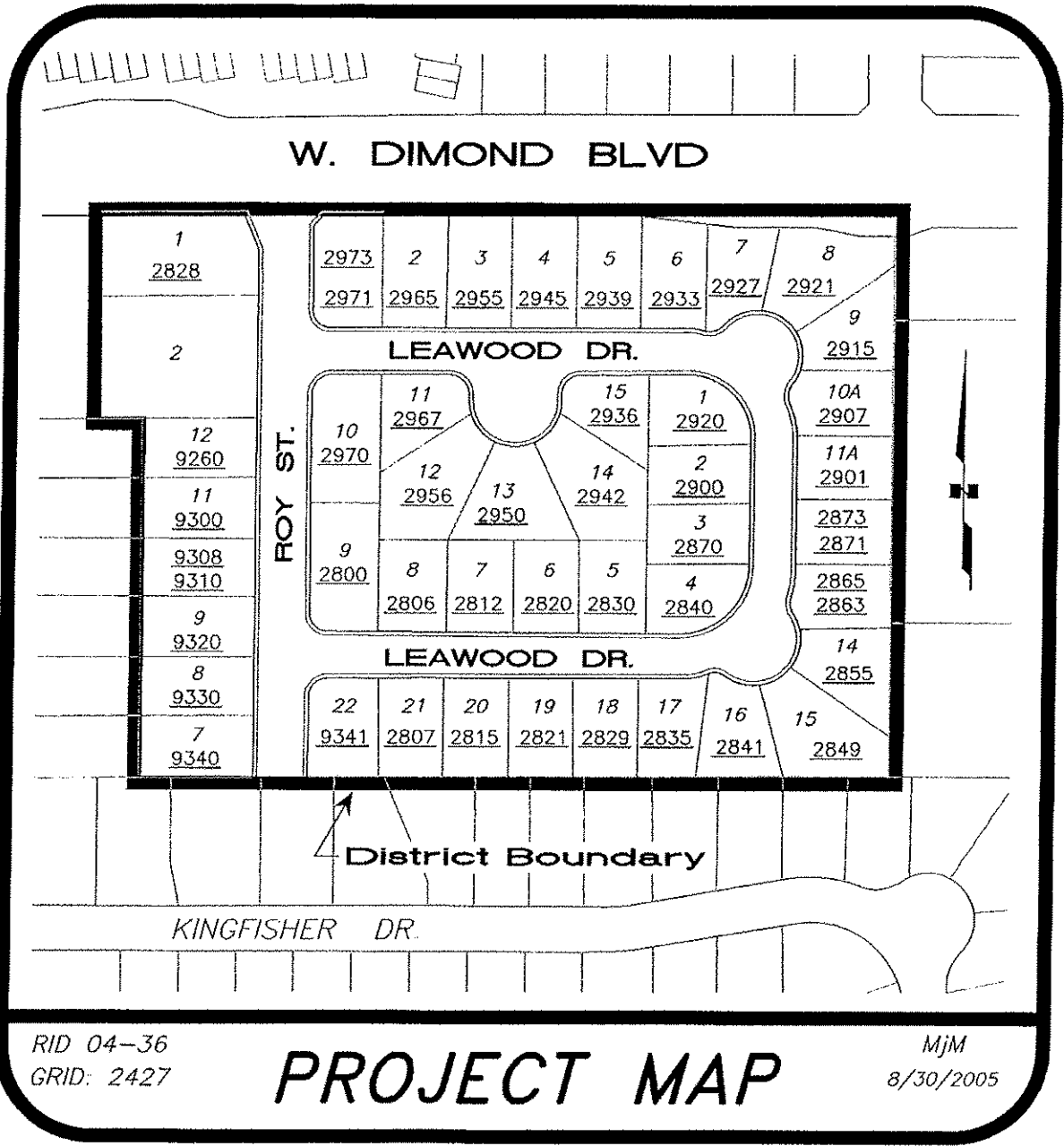
Date: _____

Concurred by: NONE
 Director, Affected Agency

Date: _____

Approved by: _____
 Executive Manager

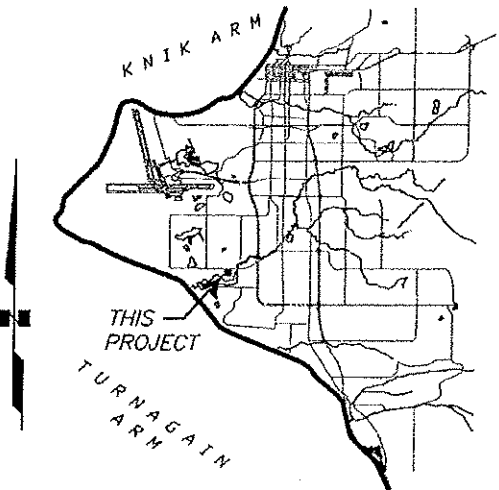
Date: _____



RID 04-36
GRID: 2427

PROJECT MAP

MjM
8/30/2005



STREET RECONSTRUCTION

LEAWOOD DRIVE/ROY STREET

R.I.D. 04-36

Project Management and Engineering Department

Petition Roll for Special Assessment District 04-36 Leawood Dr/Roy St Reconstruction RID

ID	TAXID	APP	Subdivision	Block	Lot	Assessment Share	Estimated Assessment	Years to Pay	Annual P&I Payment	Collection Charge	Estimated Annual Payment	Owner of Record (Names to be removed prior to recording)	OWNER RESPONSE
1	01238120	000	WILLIAM LLOYD	TR 8	1	2.70%	4,536.83	10	\$616.41	\$42.00	\$658.41	ATSS INC	OPOSED
2	01238121	000	WILLIAM LLOYD	TR 8	2	3.88%	6,520.56	15	\$671.38	\$42.00	\$713.38	ATSS INC	OPOSED
3	01238129	000	BENNETT		7	2.12%	3,569.47	10	\$484.98	\$42.00	\$526.98	Hruby, Eleanor Amelia	IN FAVOR
4	01238130	000	BENNETT		8	2.12%	3,556.84	10	\$483.26	\$42.00	\$525.26	Goldrick, Regina M aka Raymer, Regina M	NO RESPONSE
5	01238131	000	BENNETT		9	2.12%	3,556.84	10	\$483.26	\$42.00	\$525.26	Alaska Youth & Parent Foundation	NO RESPONSE
6	01238132	000	BENNETT		10	2.12%	3,556.84	10	\$483.26	\$42.00	\$525.26	Basconcillo, Epifanio V & Marites Q	NO RESPONSE
7	01238133	000	BENNETT		11	2.12%	3,556.84	10	\$483.26	\$42.00	\$525.26	Whittington, Katherine V	OPOSED
8	01238134	000	BENNETT		12	2.12%	3,556.84	10	\$483.26	\$42.00	\$525.26	Hill, Floressna B & Alan F	OPOSED
9	01238139	000	LEAWOOD MANOR	1	22	2.41%	4,051.59	10	\$550.48	\$42.00	\$592.48	McElmurry, Vincent	IN FAVOR
10	01238140	000	LEAWOOD MANOR	1	21	2.08%	3,501.41	10	\$475.73	\$42.00	\$517.73	Tullis, Thomas A:	OPOSED
11	01238141	000	LEAWOOD MANOR	1	20	2.08%	3,500.38	10	\$475.59	\$42.00	\$517.59	Ronning, Craig O	IN FAVOR
12	01238142	000	LEAWOOD MANOR	1	19	2.08%	3,499.51	10	\$475.47	\$42.00	\$517.47	Lima, Joe M & Carolyn M	IN FAVOR
13	01238143	000	LEAWOOD MANOR	1	18	2.08%	3,498.65	10	\$475.35	\$42.00	\$517.35	O'Donnell, Kelly F	OPOSED
14	01238144	000	LEAWOOD MANOR	1	17	2.12%	3,566.75	10	\$484.61	\$42.00	\$526.61	Packer, David G	IN FAVOR
15	01238145	000	LEAWOOD MANOR	1	16	2.05%	3,442.65	10	\$467.75	\$42.00	\$509.75	Stewart, Mark E & Carolyn	IN FAVOR
16	01238146	000	LEAWOOD MANOR	1	15	2.44%	4,097.04	10	\$556.66	\$42.00	\$598.66	Clark, Ida M	IN FAVOR
17	01238147	000	LEAWOOD MANOR	1	14	2.11%	3,539.80	10	\$480.95	\$42.00	\$522.95	Crenshaw, Pat A	IN FAVOR
18	01238148	000	LEAWOOD MANOR	1	13	2.06%	3,458.66	10	\$469.92	\$42.00	\$511.92	Plooy, Thomas R & Sandra L	IN FAVOR
19	01238149	000	LEAWOOD MANOR	1	12	2.05%	3,449.63	10	\$468.69	\$42.00	\$510.69	Medina, Rodolfo	IN FAVOR
20	01238150	000	LEAWOOD MANOR	1	11A	2.05%	3,450.02	10	\$468.75	\$42.00	\$510.75	Presutti, Achille D & Mary Ann	IN FAVOR
21	01238151	000	LEAWOOD MANOR	1	10A	2.12%	3,556.09	10	\$483.16	\$42.00	\$525.16	Eckley, Leonard E & Donna R Family Trust	IN FAVOR
22	01238152	000	LEAWOOD MANOR	1	9	2.08%	3,495.26	10	\$474.89	\$42.00	\$516.89	Stone, Ken D & Clauwaert, Philippe	NO RESPONSE
23	01238153	000	LEAWOOD MANOR	1	8	2.26%	3,801.50	10	\$516.50	\$42.00	\$558.50	Hamelund, Buck A	IN FAVOR

**Petition Roll for Special Assessment District 04-36
Leawood Dr/Roy St Reconstruction RID**

ID	TAXID	APP	Subdivision	Block	Lot	Assessment Share	Estimated Assessment	Years to Pay	Annual P&I Payment	Collection Charge	Estimated Annual Payment	Owner of Record (Names to be removed prior to recording)	OWNER RESPONSE
24	01238154	000	LEAWOOD MANOR	1	7	2.00%	3,367.89	10	\$457.59	\$42.00	\$499.59	Kinegak, Stephen M & Roberts, Kristina L	NO RESPONSE
25	01238155	000	LEAWOOD MANOR	1	6	2.13%	3,570.55	10	\$485.12	\$42.00	\$527.12	Dison, Jesse L III & Mauritta K	IN FAVOR
26	01238156	000	LEAWOOD MANOR	1	5	2.16%	3,629.85	10	\$493.18	\$42.00	\$535.18	Cordova, Gary L	IN FAVOR
27	01238157	000	LEAWOOD MANOR	1	4	2.16%	3,629.16	10	\$493.09	\$42.00	\$535.09	Wahien, Dale J	IN FAVOR
28	01238158	000	LEAWOOD MANOR	1	3	2.16%	3,628.29	10	\$492.97	\$42.00	\$534.97	Ibay, Jose Gamboa	NO RESPONSE
29	01238159	000	LEAWOOD MANOR	1	2	2.16%	3,627.43	10	\$492.85	\$42.00	\$534.85	Porter, Neil C & Marilyn	IN FAVOR
30	01238160	000	LEAWOOD MANOR	1	1	2.49%	4,176.98	10	\$567.52	\$42.00	\$609.52	Jones, Richard A	NO RESPONSE
31	01238161	000	LEAWOOD MANOR	2	11	2.16%	3,625.19	10	\$492.55	\$42.00	\$534.55	Rubin, David Howard & Matasich, Carol A	OPPOSED
32	01238162	000	LEAWOOD MANOR	2	12	2.34%	3,927.35	10	\$533.60	\$42.00	\$575.60	Conley, Andrew F	IN FAVOR
33	01238163	000	LEAWOOD MANOR	2	13	2.23%	3,748.33	10	\$509.28	\$42.00	\$551.28	Carter, Robin M	OPPOSED
34	01238164	000	LEAWOOD MANOR	2	14	2.34%	3,927.35	10	\$533.60	\$42.00	\$575.60	Patton, Terri M	NO RESPONSE
35	01238165	000	LEAWOOD MANOR	2	15	2.16%	3,625.19	10	\$492.55	\$42.00	\$534.55	Misener, Barbara J	IN FAVOR
36	01238166	000	LEAWOOD MANOR	2	1	2.24%	3,757.36	10	\$510.50	\$42.00	\$552.50	Carter, Kyle L	OPPOSED
37	01238167	000	LEAWOOD MANOR	2	2	2.02%	3,388.01	10	\$460.32	\$42.00	\$502.32	Messina, Jeannette R	OPPOSED
38	01238168	000	LEAWOOD MANOR	2	3	2.02%	3,388.01	10	\$460.32	\$42.00	\$502.32	Anderson, Eric A & Connie K	OPPOSED
39	01238169	000	LEAWOOD MANOR	2	4	2.24%	3,757.36	10	\$510.50	\$42.00	\$552.50	Schuermeyer, Harry W	NO RESPONSE
40	01238170	000	LEAWOOD MANOR	2	5	2.05%	3,438.40	10	\$467.17	\$42.00	\$509.17	Laukkanen, Heikki, J & Casey F	OPPOSED
41	01238171	000	LEAWOOD MANOR	2	6	2.05%	3,438.40	10	\$467.17	\$42.00	\$509.17	Williams, Roger L & Charlene M	IN FAVOR
42	01238172	000	LEAWOOD MANOR	2	7	2.05%	3,438.40	10	\$467.17	\$42.00	\$509.17	Brewster, Todd A	OPPOSED
43	01238173	000	LEAWOOD MANOR	2	8	2.05%	3,438.40	10	\$467.17	\$42.00	\$509.17	Boyles, Michael D	IN FAVOR
44	01238174	000	LEAWOOD MANOR	2	9	2.72%	4,576.05	10	\$621.74	\$42.00	\$663.74	Hamlin, Larry D & Virginia L	IN FAVOR
45	01238175	000	LEAWOOD MANOR	2	10	2.72%	4,576.05	10	\$621.74	\$42.00	\$663.74	Reynolds, Robert E	IN FAVOR
						100.00%	168,000.00						



**MUNICIPALITY OF ANCHORAGE
ASSEMBLY MEMORANDUM**

No. AM 686 -2005

Meeting Date: September 27, 2005

1 **FROM:** Mayor

2
3 **SUBJECT:** An Ordinance of the Municipality of Anchorage Creating Special Assessment
4 District 04-36 for Reconstruction of Leawood Drive and Roy Street, and
5 Determining to Proceed with Proposed Improvements Therein.
6

7 A petition for reconstruction of Leawood Drive and Roy Street through the Road Improvement
8 District (RID) program has been approved by property owners representing over 50% of the
9 estimated assessable project cost. The petition concluded with 23 property owners representing
10 50.60% in favor, 13 property owners representing 29.74% opposed, and 9 property owners
11 representing 19.66% not responding.

12
13 The property-owner-approved estimate for the RID improvements is \$1,680,000. The estimated
14 assessable share is 10% or \$168,000, in accordance with the Reconstruction (90/10) Program
15 established in AMC 19.40.100. Assessment shares for each parcel were calculated with 50%
16 based on parcel access, 40% based on parcel area, and 10% based on parcel frontage, in
17 accordance with AMC 19.40.090. Improvements are expected to include street, drainage, and
18 street lighting replacement. The Municipality's 90% funding share will be paid with local road
19 bonds.
20

21 There is no municipal property in this assessment district.

22
23 **THE ADMINISTRATION SUPPORTS CREATION OF SPECIAL ASSESSMENT DISTRICT 04-36**
24 **AS PROPOSED IN AO NO. 2005-129 AND RECOMMENDS THAT A PUBLIC HEARING BE**
25 **SCHEDULED FOR THIS ORDINANCE.**
26

27 Prepared by: Howard C. Holtan, Director, Project Management & Engineering Department
28 Concur: Denis C. LeBlanc, Municipal Manager
29 Respectfully submitted: Mark Begich, Mayor

AO 2005-129

Content Information

Content ID : 003274

Type: AR_AllOther - All Other Resolutions

An Ordinance of the Municipality of Anchorage Creating Special Assessment District 04-36 for Reconstruction of Leawood Drive and Roy Street, and Determining to Proceed with Proposed Improvements Therein

Title: Roy Street, and Determining to Proceed with Proposed Improvements Therein

Author: rerkosp

Initiating Dept: PME_Projects

An Ordinance of the Municipality of Anchorage Creating Special Assessment District 04-36 for Reconstruction of Leawood Drive and Roy Street, and Determining to Proceed with Proposed Improvements Therein

Description: Roy Street, and Determining to Proceed with Proposed Improvements Therein

Date Prepared: 9/12/05 4:00 PM

Director Name: Howard C. Holtan

Assembly Meeting Date MM/DD/YY: 9/27/05

Public Hearing Date MM/DD/YY: 10/18/05

M.O.A.
 2005 SEP 19 PM 12:00
 CLERKS OFFICE

Workflow History

Workflow Name	Action Date	Action	User	Security Group	Content ID
AllOtherARWorkflow	9/12/05 4:06 PM	Checkin	rerkosp	Public	003274
PME_Projects_SubWorkflow	9/13/05 9:25 AM	Approve	hansenjw	Public	003274
PME_Projects_SubWorkflow	9/13/05 2:57 PM	Approve	holtanhc	Public	003274
MuniManager_SubWorkflow	9/15/05 11:10 AM	Approve	leblancdc	Public	003274
MuniMgrCoord_SubWorkflow	9/16/05 8:20 AM	Approve	abbottmk	Public	003274