

CLERK'S OFFICE

APPROVED

Date: 11-1-05

Submitted by: Chair of the Assembly
at the request of the Mayor
Prepared by: Project Management
& Engineering Department
For Reading: October 11, 2005

ANCHORAGE, ALASKA
No. AO 2005- 143

AN ORDINANCE OF THE MUNICIPALITY OF ANCHORAGE CREATING SPECIAL ASSESSMENT DISTRICT 04-25 FOR SEDIMENT REMOVAL FROM CAMPBELL LAKE, AND DETERMINING TO PROCEED WITH PROPOSED IMPROVEMENTS THEREIN

1 WHEREAS, benefiting property owners requested that a petition be circulated for creation
2 of a Special Assessment District to remove sediment from Campbell Lake, as shown on the
3 attached map; and
4

5 WHEREAS, this aforementioned petition has been signed and approved by owners of
6 properties which will bear more than fifty percent (50%) of the estimated assessable cost of the
7 improvements; and
8

9 WHEREAS, the aforementioned public improvements are necessary and of benefit to the
10 following described properties which are also shown on the attached map:
11

- 12 • Lots 1-15 and 23-37 of Block 1 of Campbell Lake Heights Subdivision
- 13 • Lots 1A, 2A, and 3-11 of Campbell Lake Heights Subdivision #1
- 14 • Lot 1A of Block 1 of Campbell Lake Heights Subdivision #1
- 15 • Lots 1A, 2-20, 21A, 22-30, and 37 of Block 4 of Campbell Lake Heights Subdivision #10
- 16 • Lots 4-7 of Block 6 of the Campbell Lake Heights Subdivision #10
- 17 • Lots 31A-33A of Block 4 Campbell Lake Heights Subdivision #10: Campbell Lake Landings #2
- 18 • Lots 1A-1 and 15 of Block 1 of Campbell Lake Heights Subdivision #11
- 19 • Lots 2-6, 8-15, and 16A, of Block 1 of Campbell Lake Heights Subdivision #2
- 20 • Lots 1-14, and 2A, of Block 1 of Campbell Lake Heights Subdivision #3
- 21 • Lots 17-21 of Block 1 of Campbell Lake Heights Subdivision #5
- 22 • Lots 39, 40A, 41A, and 42, of Block 1 of Campbell Lake Heights Subdivision #6
- 23 • Lots 1B and 3A-6A of Block 1 of Campbell Lake Heights Subdivision #8
- 24 • Lots 3-6 and 7A of Campbell Lake Heights Subdivision #9
- 25 • Lots 34A-36A of Block 4 of Campbell Lake Heights Subdivision, Campbell Landings #1
- 26 • Lots 1-3 and Tract 6A of Campbell Lake Tracts Subdivision
- 27 • Lots 1-2 of Cloe-Strid Subdivision
- 28 • Lots 1-4, 5A, 6A, and 7-8 of North Lakeshore Subdivision

- 1 • Lots 2-11 of Block 1 of Resolution Pointe Subdivision
- 2 • Tracts A-1 and B-1 of Resolution Pointe Subdivision, Addition #1
- 3 • Lot 2A of South Overlake Subdivision; and

4
5 WHEREAS, the budget approved by the property owners for sediment removal on
6 Campbell Lake is \$642,262.30, which is the estimated total assessable amount; and

7
8 WHEREAS, the property owner shares were allocated equally among benefiting property;
9 and

10
11 WHEREAS, the Municipality anticipates accomplishing the sediment removal identified in
12 this special assessment district in conjunction with sediment removal at the outfalls of municipally-
13 owned storm drains into Campbell Lake; and

14
15 WHEREAS, funding to finance the special assessment district will be identified by the
16 Municipality; now therefore

17
18 THE ANCHORAGE ASSEMBLY ORDAINS:

19
20 **Section 1.** There is established Special Assessment District 04-25, comprised of the
21 properties previously herein described.

22
23 **Section 2.** The Municipality shall proceed with the aforementioned improvements.

24
25 **Section 3.** Total costs assessed to benefiting properties shall be the total project cost after
26 the total project cost has been reduced by any grants, except that permitting costs shall not be
27 assessed, and final assessments shall not be more than ten percent (10%) above the latest
28 estimate approved by property owners. In the event that the proposed sediment removal is
29 accomplished in conjunction with a municipal project for sediment removal on storm drain
30 outfalls into Campbell Lake, non-construction contract costs including but not limited to design,
31 inspection and project management shall be split proportionately between the Municipality and
32 the benefiting property owners, solely based on the percent of sediment removed from each
33 area of responsibility.

34
35 **Section 4.** Assessments levied pursuant to this Ordinance shall be calculated based on
36 property-owner shares noted in the attached assessment roll. The Assembly finds that
37 assessments calculated on this basis are proportionate to the benefit received from the
38 improvements.

39
40 **Section 5.** An account shall be kept of all project costs and, after completion of the
41 improvement, a final assessment roll shall be prepared and presented to the Assembly for the
42 purpose of confirming and levying final assessments.

43
44 **Section 6.** The Mayor forthwith shall cause this Ordinance to be recorded in the office of the
45 Anchorage District Recorder.

1 **Section 7.** This ordinance shall be effective immediately upon its passage and approval.

2
3 PASSED AND APPROVED by the Anchorage Municipal Assembly this 1st day of
4 November, 2005.

5
6 Anna J. Fairclough
7 Chair

8
9
10 ATTEST:

11
12 Galina S. Buerst
13 Municipal Clerk
14

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

AO 2005- 143 Title: AO CREATING SPECIAL ASSESSMENT DISTRICT 04-25
FOR CAMPBELL LAKE SEDIMENT REMOVAL

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	87	87	87	87
5000 Capital Outlay	50	592	NONE	NONE	NONE
Total Direct Costs	50	679	87	87	87

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

REVENUES:	0	87	87	87	87
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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: The estimated cost of this project is \$642,262.30 and 100% of the project costs will be reimbursed through special assessments. Funding will be identified by the Finance Department. The Expenditure and Revenue information assumes design and construction will occur in 2005 and 2006, and will be adjusted if construction does not occur in 2006. The debt service of \$87,262.87 was estimated assuming that the full project cost would be retired over 10 years, with an interest rate of six percent (6%). The anticipated revenues of \$642,262.30 in 2005 assumes funds for the project are acquired in 2005. The anticipated revenues in 2006 and beyond reflect the estimated assessment payments by property owners with a similar 10 payoff at 6% interest.

Private Sector Economic Effects: After completion of the project, property owners will be assessed an estimated amount totaling \$642,262.30. Assessments will be in the manner as stated on the attached petition roll.

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

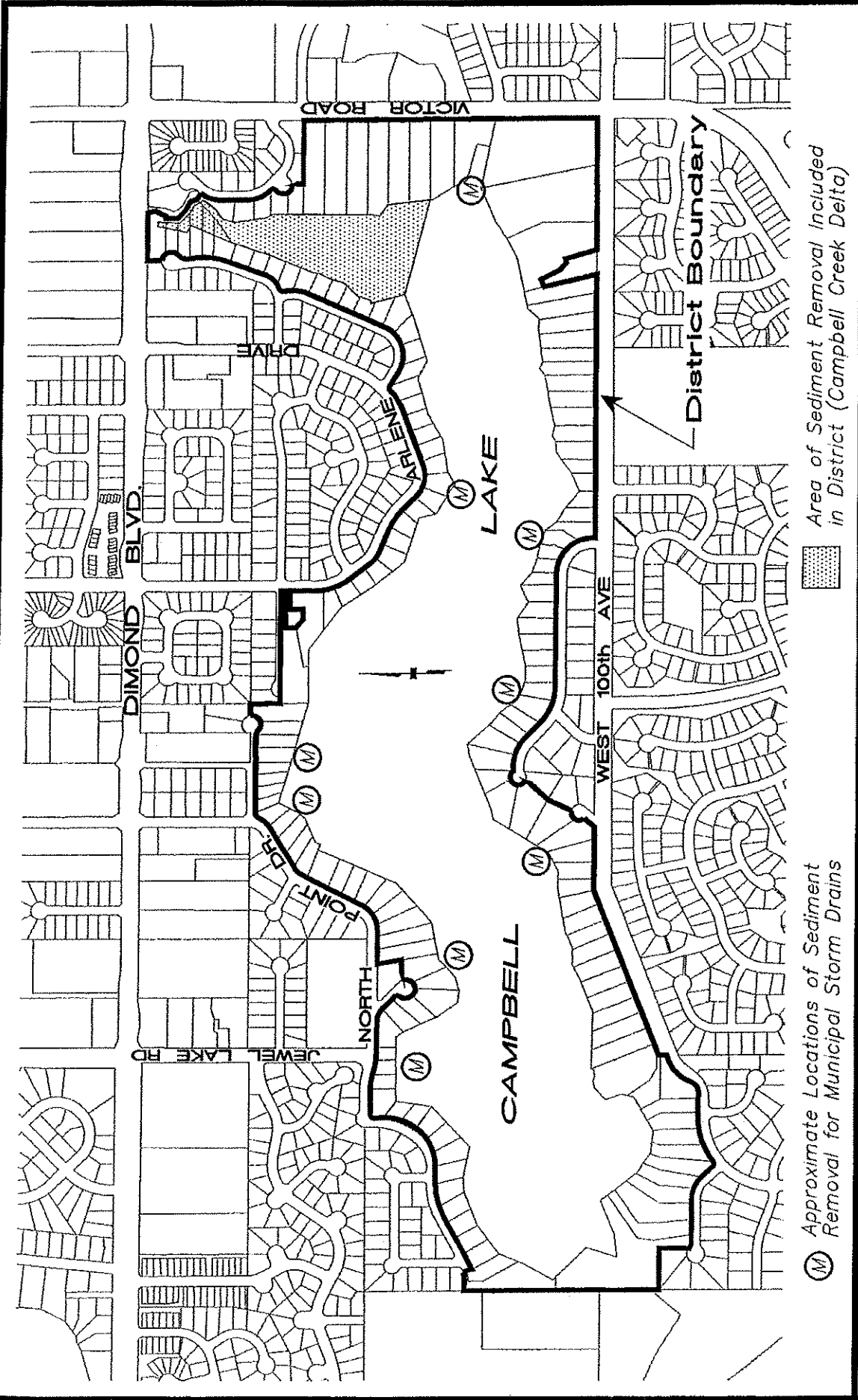
Prepared by: James L. Lamson Telephone: 343-8120
(name)

Validated by OMB: _____ Date: _____
(name)

Approved by: Howard C. Holtan, P.E. Date: _____
Director, Preparing Agency

Concurred by: NONE Date: _____
Director, Affected Agency

Approved by: _____ Date: _____
Executive Manager



MUNICIPALITY



OF ANCHORAGE

CAMPBELL LAKE SEDIMENT REMOVAL

Special Assessment District 04-25

August 2005

Petition Roll for Special Assessment District 04-25 For Campbell Lake Sediment Removal

Roll ID	TaxID	APP	Subdivision	Block	Lot	Assessment Share	Estimated Assessment	Years to Pay	Annual P&I Payment	Estimated Annual Payment	Owner of Record (Name to be removed prior to recording)
1	01124103	000	Campbell Lake Heights #3	1	3	0.60%	\$3,869.05	10	\$525.68	\$567.68	Goertz, Richard A & Karen L
2	01124104	000	Campbell Lake Heights #3	1	4	0.60%	\$3,869.05	10	\$525.68	\$567.68	Keller Custom Homes Inc
3	01124105	000	Campbell Lake Heights #3	1	5	0.60%	\$3,869.05	10	\$525.68	\$567.68	Meinhardt, Ernest J
4	01124106	000	Campbell Lake Heights #3	1	6	0.60%	\$3,869.05	10	\$525.68	\$567.68	Dickinson, Lewis E & Jacqueline
5	01124107	000	Campbell Lake Heights #3	1	7	0.60%	\$3,869.05	10	\$525.68	\$567.68	Kling, Donald A & Nancy R
6	01124108	000	Campbell Lake Heights #3	1	8	0.60%	\$3,869.05	10	\$525.68	\$567.68	Dreyer, Harold B & Mary R
7	01124109	000	Campbell Lake Heights #3	1	9	0.60%	\$3,869.05	10	\$525.68	\$567.68	Resse, Josef & Ina J
8	01124110	000	Campbell Lake Heights #3	1	10	0.60%	\$3,869.05	10	\$525.68	\$567.68	Holding, Beverly J & Alfrid W
9	01124111	000	Campbell Lake Heights #3	1	11	0.60%	\$3,869.05	10	\$525.68	\$567.68	Janssen Contracting Inc
10	01124112	000	Campbell Lake Heights #3	1	12	0.60%	\$3,869.05	10	\$525.68	\$567.68	Gillam, Robert
11	01124113	000	Campbell Lake Heights #3	1	13	0.60%	\$3,869.05	10	\$525.68	\$567.68	Jolley, Christine N
12	01124114	000	Campbell Lake Heights #3	1	14	0.60%	\$3,869.05	10	\$525.68	\$567.68	Bishopp, Rex I Living Trust Bishopp, Rex I Trustee
13	01124152	000	Campbell Lake Heights #11	1	15	0.60%	\$3,869.05	10	\$525.68	\$567.68	Gillam, Robert
14	01124153	000	Campbell Lake Heights #11	1	1A-1	0.60%	\$3,869.05	10	\$525.68	\$567.68	Hayden, Constance C
15	01141104	000	Resolution Pointe	1	2	0.60%	\$3,869.05	10	\$525.68	\$567.68	McCarty, Craig A & Sherrie L
16	01141105	000	Resolution Pointe	1	3	0.60%	\$3,869.05	10	\$525.68	\$567.68	Edwards, William M & Jennifer E
17	01141106	000	Resolution Pointe	1	4	0.60%	\$3,869.05	10	\$525.68	\$567.68	Sutliff, Mary Jane
18	01141107	000	Resolution Pointe	1	5	0.60%	\$3,869.05	10	\$525.68	\$567.68	Stickney, Roger B & Michele V
19	01141108	000	Resolution Pointe	1	6	0.60%	\$3,869.05	10	\$525.68	\$567.68	Jansen, James H & Vicki A
20	01141109	000	Resolution Pointe	1	7	0.60%	\$3,869.05	10	\$525.68	\$567.68	Jansen, Jim
21	01141110	000	Resolution Pointe	1	8	0.60%	\$3,869.05	10	\$525.68	\$567.68	Hickel Investment Co
22	01141111	000	Resolution Pointe	1	9	0.60%	\$3,869.05	10	\$525.68	\$567.68	Hickel, Robert J & Carol L
23	01141112	000	Resolution Pointe	1	10	0.60%	\$3,869.05	10	\$525.68	\$567.68	McCaw, John & Craig & Bruce & Keith & Mason, Julian L
24	01141113	000	Resolution Pointe	1	11	0.60%	\$3,869.05	10	\$525.68	\$567.68	McCaw, John & Craig & Bruce & Keith & Mason, Julian L
25	01141185	000	Resolution Pointe Addn 1		TR A-1	0.60%	\$3,869.05	10	\$525.68	\$567.68	Hyde, Leonard B & Sandra M S Anchorage Residence Trusts Hyde LB & SM S/Trustees
26	01141186	000	Resolution PointeAddn 1		TR B-1	0.60%	\$3,869.05	10	\$525.68	\$567.68	Von Imhof, Rudi & Natasha
27	01237252	000	Campbell Lake Heights #5	1	21	0.60%	\$3,869.05	10	\$525.68	\$567.68	Kron, Thomas M & Mary E
28	01237253	000	Campbell Lake Heights #5	1	20	0.60%	\$3,869.05	10	\$525.68	\$567.68	Pease, William D Trust The, Pease William D Trustee
29	01237254	000	Campbell Lake Heights #5	1	19	0.60%	\$3,869.05	10	\$525.68	\$567.68	Shiesi, Jon A Rev Trust 50% Y Shiesi, JoAnne E Rev Trust 50% McAllen, Beth Anne/Trustee
30	01237255	000	Campbell Lake Heights #5	1	18	0.60%	\$3,869.05	10	\$525.68	\$567.68	Brudenell-Robinson Joint Revocable Trust
31	01237256	000	Campbell Lake Heights #5	1	17	0.60%	\$3,869.05	10	\$525.68	\$567.68	Sturgeon, Ronald A & Marcella M
32	01237266	000	Campbell Lake Heights #10	4	2	0.60%	\$3,869.05	10	\$525.68	\$567.68	Smith, Theron A & Terre, Jeanne
33	01237267	000	Campbell Lake Heights #10	4	3	0.60%	\$3,869.05	10	\$525.68	\$567.68	Korfing Family Trust Korfing MA & JA/Trustees

Petition Roll for Special Assessment District 04-25 For Campbell Lake Sediment Removal

Roll ID	TaxID	APP	Subdivision	Block	Lot	Assessment Share	Estimated Assessment	Years to Pay	Annual P&I Payment	Estimated Annual Payment	Owner of Record (Name to be removed prior to recording)
34	01237268	000	Campbell Lake Heights #10	4	4	0.60%	\$3,869.05	10	\$525.68	\$567.68	Duncan, Ronald A & Bowman, Janice Dani % GCI
35	01237269	000	North Lakeshore		8	0.60%	\$3,869.05	10	\$525.68	\$567.68	Jacob, Jack 50% & Jacob, Janet H 50%
36	01237270	000	North Lakeshore		7	0.60%	\$3,869.05	10	\$525.68	\$567.68	Gronning, Chris D & Carolyn T
37	01237273	000	North Lakeshore		4	0.60%	\$3,869.05	10	\$525.68	\$567.68	Broquet, Bruce L
38	01237274	000	North Lakeshore		3	0.60%	\$3,869.05	10	\$525.68	\$567.68	Pohland, Charles & Maxinne G
39	01237275	000	North Lakeshore		2	0.60%	\$3,869.05	10	\$525.68	\$567.68	Schlottfeldt, Katherine L & Walter P
40	01237276	000	North Lakeshore		1	0.60%	\$3,869.05	10	\$525.68	\$567.68	Hand AI & Eileen Joint Revocable Trusts Hand A & E Trustees
41	01237284	000	Campbell Lake Heights #10	4	1A	0.60%	\$3,869.05	10	\$525.68	\$567.68	Wynne, Kenneth A & Joy Marie
42	01237285	000	South Overlay		2A	0.60%	\$3,869.05	10	\$525.68	\$567.68	Elisworth, John & Janice
43	01237286	000	North Lakeshore		5A	0.60%	\$3,869.05	10	\$525.68	\$567.68	Fero, James P & Linda I
44	01237287	000	North Lakeshore		6A	0.60%	\$3,869.05	10	\$525.68	\$567.68	Murry, John & Scott, Rhonda
45	01238211	000	Campbell Lake Heights #10	6	7	0.60%	\$3,869.05	10	\$525.68	\$567.68	Addington, Michael & Cynthia H
46	01238212	000	Campbell Lake Heights #10	6	6	0.60%	\$3,869.05	10	\$525.68	\$567.68	Jolley, Joseph J & Erica L
47	01238213	000	Campbell Lake Heights #10	6	5	0.60%	\$3,869.05	10	\$525.68	\$567.68	Johnson, Michael T & Robert A
48	01238214	000	Campbell Lake Heights #10	6	4	0.60%	\$3,869.05	10	\$525.68	\$567.68	Hilde, Dean M & Christy G
49	01238219	000	Campbell Lake Heights #9		3	0.60%	\$3,869.05	10	\$525.68	\$567.68	Clifford, Burton L & Eleanor C
50	01238220	000	Campbell Lake Heights #9		4	0.60%	\$3,869.05	10	\$525.68	\$567.68	Webb, Dale Issac & Luann Solsvig
51	01238222	000	Campbell Lake Heights #10	4	23	0.60%	\$3,869.05	10	\$525.68	\$567.68	Hoback, John & Verele Living Trust
52	01238223	000	Campbell Lake Heights #10	4	24	0.60%	\$3,869.05	10	\$525.68	\$567.68	Hemry, David A & Sharon G
53	01238224	000	Campbell Lake Heights #10	4	25	0.60%	\$3,869.05	10	\$525.68	\$567.68	Kelly, Dennis J & Dawn M
54	01238225	000	Campbell Lake Heights #10	4	26	0.60%	\$3,869.05	10	\$525.68	\$567.68	Domas, David A & Mary L
55	01238226	000	Campbell Lake Heights #10	4	27	0.60%	\$3,869.05	10	\$525.68	\$567.68	Pfannmiller, E Reid Jr & Betty J
56	01238227	000	Campbell Lake Heights #10	4	28	0.60%	\$3,869.05	10	\$525.68	\$567.68	McKnight, Jean A
57	01238228	000	Campbell Lake Heights #10	4	29	0.60%	\$3,869.05	10	\$525.68	\$567.68	Murphy, Michael P
58	01238229	000	Campbell Lake Heights #10	4	30	0.60%	\$3,869.05	10	\$525.68	\$567.68	Bell, Candace Knight Declaration of Trust
59	01238236	000	Campbell Lake Heights #10	4	37	0.60%	\$3,869.05	10	\$525.68	\$567.68	Wilson, Guner & Holly
60	01238263	001	Campbell Lake Heights #10 Campbell Landings #2	4	31A	0.60%	\$3,869.05	10	\$525.68	\$567.68	Sheehan, Duane W & Eileen M
61	01238263	002	Campbell Lake Heights #10 Campbell Landings #2	4	31A	0.60%	\$3,869.05	10	\$525.68	\$567.68	Lecy, Roy H & Ruth A
62	01238264	001	Campbell Lake Heights #10 Campbell Landings #2	4	32A	0.60%	\$3,869.05	10	\$525.68	\$567.68	Campbell, William A & Sharon B
63	01238264	002	Campbell Lake Heights #10 Campbell Landings #2	4	32A	0.60%	\$3,869.05	10	\$525.68	\$567.68	Whitefield, Jan E
64	01238265	001	Campbell Lake Heights #10 Campbell Landings #2	4	33A	0.60%	\$3,869.05	10	\$525.68	\$567.68	Millican, Marc J
65	01238265	002	Campbell Lake Heights #10 Campbell Landings #2	4	33A	0.60%	\$3,869.05	10	\$525.68	\$567.68	Millican, Marc J

Petition Roll for Special Assessment District 04-25 For Campbell Lake Sediment Removal

Roll ID	TaxID	APP	Subdivision	Block	Lot	Assessment Share	Estimated Assessment	Years to Pay	Annual P&I Payment	Estimated Annual Payment	Owner of Record (Name to be removed prior to recording)
66	01238266	001	Campbell Lake Heights Campbell Landings #1	4	34A	0.60%	\$3,869.05	10	\$525.68	\$567.68	Lyberger, John & Carrol Living Trust
67	01238266	002	Campbell Lake Heights Campbell Landings #1	4	34A	0.60%	\$3,869.05	10	\$525.68	\$567.68	Bruso, Xanitha % Foster Petteer Rubini & Reeve Attn: Gail R Schubert
68	01238267	001	Campbell Lake Heights Campbell Landings #1	4	35A	0.60%	\$3,869.05	10	\$525.68	\$567.68	Bennett, Richard D & Carole F
69	01238267	002	Campbell Lake Heights Campbell Landings #1	4	35A	0.60%	\$3,869.05	10	\$525.68	\$567.68	Danosky, Charles Michael
70	01238268	001	Campbell Lake Heights Campbell Landings #1	4	36A	0.60%	\$3,869.05	10	\$525.68	\$567.68	Wight, John I & Jean
71	01238268	002	Campbell Lake Heights Campbell Landings #1	4	36A	0.60%	\$3,869.05	10	\$525.68	\$567.68	Teague, Bruce W & Germaine L
72	01238271	000	Cloe-Strid		1	0.60%	\$3,869.05	10	\$525.68	\$567.68	Slisco, Jane B & Strid, Dean L
73	01238272	000	Cloe-Strid		2	0.60%	\$3,869.05	10	\$525.68	\$567.68	Strid, Dean L
74	01241104	000	Campbell Lake Heights #1		1A	0.60%	\$3,869.05	10	\$525.68	\$567.68	Bristow, Brent L & Anita L
75	01241105	000	Campbell Lake Heights #1		2A	0.60%	\$3,869.05	10	\$525.68	\$567.68	Parcel, James H & Sheila Leigh
76	01241106	000	Campbell Lake Heights #1		3	0.60%	\$3,869.05	10	\$525.68	\$567.68	McLeod, Clyde A & Donna M
77	01241107	000	Campbell Lake Heights #1		4	0.60%	\$3,869.05	10	\$525.68	\$567.68	Woodward, Allen L Living Trust
78	01241108	000	Campbell Lake Heights #1		5	0.60%	\$3,869.05	10	\$525.68	\$567.68	Gallant, Douglas W
79	01241109	000	Campbell Lake Heights #1		6	0.60%	\$3,869.05	10	\$525.68	\$567.68	Dorman, William J
80	01241110	000	Campbell Lake Heights #1		7	0.60%	\$3,869.05	10	\$525.68	\$567.68	Pemberton, Martha M
81	01241111	000	Campbell Lake Heights #1		8	0.60%	\$3,869.05	10	\$525.68	\$567.68	Schwebel, Robert L
82	01241112	000	Campbell Lake Heights #1		9	0.60%	\$3,869.05	10	\$525.68	\$567.68	Seidler, Matt & Tammy
83	01241113	000	Campbell Lake Heights #1		10	0.60%	\$3,869.05	10	\$525.68	\$567.68	Pattee, John G
84	01241114	000	Campbell Lake Heights #1		11	0.60%	\$3,869.05	10	\$525.68	\$567.68	Friend, Bruce E & Mary Anne
85	01241119	000	Campbell Lake Heights #6	1	42	0.60%	\$3,869.05	10	\$525.68	\$567.68	Ellenburg, Barbara J Trust Ellenburg Barbara J/Trustee
86	01241122	000	Campbell Lake Heights #6	1	39	0.60%	\$3,869.05	10	\$525.68	\$567.68	McGuire, Cheri L
87	01241127	000	Campbell Lake Tracts		TR 6A	0.60%	\$3,869.05	10	\$525.68	\$567.68	Johnson, Susan Brock
88	01241136	000	Campbell Lake Heights #9		7A	0.60%	\$3,869.05	10	\$525.68	\$567.68	D & L LLC
89	01241137	000	Campbell Lake Heights #9		6	0.60%	\$3,869.05	10	\$525.68	\$567.68	Brooks, Lorraine 50% & Brooks, William Trust 50% Morrison, Richard L/Trustee
90	01241138	000	Campbell Lake Heights #9		5	0.60%	\$3,869.05	10	\$525.68	\$567.68	Waggood, Clayton R & Margery A Living Trust
91	01241139	000	Campbell Lake Heights #8	1	3A	0.60%	\$3,869.05	10	\$525.68	\$567.68	Chen, Maria
92	01241140	000	Campbell Lake Heights #8	1	4A	0.60%	\$3,869.05	10	\$525.68	\$567.68	Houston, Jean M
93	01241141	000	Campbell Lake Heights #8	1	5A	0.60%	\$3,869.05	10	\$525.68	\$567.68	Perry, William N & Marilu
94	01241142	000	Campbell Lake Heights #8	1	6A	0.60%	\$3,869.05	10	\$525.68	\$567.68	Oney, Anthony
95	01241143	000	Campbell Lake Tracts		3	0.60%	\$3,869.05	10	\$525.68	\$567.68	Nielson, David & Robinson, Julie
96	01241145	000	Campbell Lake Tracts		2	0.60%	\$3,869.05	10	\$525.68	\$567.68	GMB Family Partners LTD
97	01241146	000	Campbell Lake Tracts		1	0.60%	\$3,869.05	10	\$525.68	\$567.68	GMB Family Trust
98	01241148	000	Campbell Lake Heights #6	1	41A	0.60%	\$3,869.05	10	\$525.68	\$567.68	Easey, Tammy M

Petition Roll for Special Assessment District 04-25 For Campbell Lake Sediment Removal

Roll ID	TaxID	APP	Subdivision	Block	Lot	Assessment Share	Estimated Assessment	Years to Pay	Annual P&I Payment	Estimated Annual Payment	Owner of Record (Name to be removed prior to recording)
99	01241149	000	Campbell Lake Heights #6	1	40A	0.60%	\$3,869.05	10	\$525.68	\$567.68	Cantrell, Vickie M
100	01241151	000	Campbell Lake Heights #8	1	1B	0.60%	\$3,869.05	10	\$525.68	\$567.68	Carr, Lawrence J & Wilma R
101	01241201	000	Campbell Lake Heights #10	4	5	0.60%	\$3,869.05	10	\$525.68	\$567.68	Sandstrom, Gary A & Cecelia B
102	01241202	000	Campbell Lake Heights #10	4	6	0.60%	\$3,869.05	10	\$525.68	\$567.68	Crowe, Talmadge Layne Jr & Counts, Wynd
103	01241203	000	Campbell Lake Heights #10	4	7	0.60%	\$3,869.05	10	\$525.68	\$567.68	Newman, Anne H 50% & Newman, Anne H Family Trust Newman Anne H/Trustee
104	01241204	000	Campbell Lake Heights #10	4	8	0.60%	\$3,869.05	10	\$525.68	\$567.68	Abbott, Wilfred K & Sharon K Trusts
105	01241205	000	Campbell Lake Heights #10	4	9	0.60%	\$3,869.05	10	\$525.68	\$567.68	Peterson, Davis
106	01241206	000	Campbell Lake Heights #10	4	10	0.60%	\$3,869.05	10	\$525.68	\$567.68	Lowell, Richard L
107	01241207	000	Campbell Lake Heights #10	4	11	0.60%	\$3,869.05	10	\$525.68	\$567.68	Pease, Robert J & Linda M
108	01241208	000	Campbell Lake Heights #10	4	12	0.60%	\$3,869.05	10	\$525.68	\$567.68	Strand, Frederick M & Carolyn A
109	01241209	000	Campbell Lake Heights #10	4	13	0.60%	\$3,869.05	10	\$525.68	\$567.68	Dowling, Richard P & Luanne U
110	01241210	000	Campbell Lake Heights #10	4	14	0.60%	\$3,869.05	10	\$525.68	\$567.68	Powell, Raymond A
111	01241211	000	Campbell Lake Heights #10	4	15	0.60%	\$3,869.05	10	\$525.68	\$567.68	Tush, Trudy E
112	01241212	000	Campbell Lake Heights #10	4	16	0.60%	\$3,869.05	10	\$525.68	\$567.68	Karoz, Stephen K
113	01241213	000	Campbell Lake Heights #10	4	17	0.60%	\$3,869.05	10	\$525.68	\$567.68	Shelton, Edward & Linda L
114	01241214	000	Campbell Lake Heights #10	4	18	0.60%	\$3,869.05	10	\$525.68	\$567.68	Hammel, William H
115	01241215	000	Campbell Lake Heights #10	4	19	0.60%	\$3,869.05	10	\$525.68	\$567.68	Gimple, William Thomas & Teri L
116	01241216	000	Campbell Lake Heights #10	4	20	0.60%	\$3,869.05	10	\$525.68	\$567.68	Wagner, Vivian 2004 Trust Wagner, Vivian F/Trustee
117	01241218	000	Campbell Lake Heights #10	4	22	0.60%	\$3,869.05	10	\$525.68	\$567.68	Wight, John I & Jean
118	01241238	000	Campbell Lake Heights #10	4	21A	0.60%	\$3,869.05	10	\$525.68	\$567.68	Oney, John Mason
119	01242146	000	Campbell Lake Heights	1	1	0.60%	\$3,869.05	10	\$525.68	\$567.68	Davis, E Erwin & Loretta A
120	01242110	000	Campbell Lake Heights	1	2	0.60%	\$3,869.05	10	\$525.68	\$567.68	Mason Family LTD Partnership % Bret Mason-General Partner
121	01242111	000	Campbell Lake Heights	1	3	0.60%	\$3,869.05	10	\$525.68	\$567.68	Hemry, Bonnie Jean
122	01242112	000	Campbell Lake Heights	1	4	0.60%	\$3,869.05	10	\$525.68	\$567.68	Walker, Margaret W Trustee 50% Walker, Garrett & Walker, Margaret W 50%
123	01242113	000	Campbell Lake Heights	1	5	0.60%	\$3,869.05	10	\$525.68	\$567.68	Laudon, Scott L
124	01242114	000	Campbell Lake Heights	1	6	0.60%	\$3,869.05	10	\$525.68	\$567.68	Bass, William E III & Cheryl
125	01242115	000	Campbell Lake Heights	1	7	0.60%	\$3,869.05	10	\$525.68	\$567.68	Szymanski, Collin A Sr
126	01242116	000	Campbell Lake Heights	1	8	0.60%	\$3,869.05	10	\$525.68	\$567.68	Zahrobky, Roy J & Marcia M Revocable Trusts (50% each) Zahrobky RJ & MM/Trustees
127	01242117	000	Campbell Lake Heights	1	9	0.60%	\$3,869.05	10	\$525.68	\$567.68	Behnke, William C & Sandra L
128	01242118	000	Campbell Lake Heights	1	10	0.60%	\$3,869.05	10	\$525.68	\$567.68	Dodson, Gary D & Ruth Ann
129	01242119	000	Campbell Lake Heights	1	11	0.60%	\$3,869.05	10	\$525.68	\$567.68	Wasselle, Gerard W & Susan G
130	01242120	000	Campbell Lake Heights	1	12	0.60%	\$3,869.05	10	\$525.68	\$567.68	McCutcheon, Gloria M Living Trust
131	01242121	000	Campbell Lake Heights	1	13	0.60%	\$3,869.05	10	\$525.68	\$567.68	Sparaga, John M & Mary L
132	01242122	000	Campbell Lake Heights	1	14	0.60%	\$3,869.05	10	\$525.68	\$567.68	Weiler, Eugene & Nadine

Petition Roll for Special Assessment District 04-25 For Campbell Lake Sediment Removal

Roll ID	TaxID	APP	Subdivision	Block	Lot	Assessment Share	Estimated Assessment	Years to Pay	Annual P&I Payment	Estimated Annual Payment	Owner of Record (Name to be removed prior to recording)
133	01242123	000	Campbell Lake Heights	1	15	0.60%	\$3,869.05	10	\$525.68	\$567.68	McGuire, David A & Patti S
134	01242131	000	Campbell Lake Heights	1	23	0.60%	\$3,869.05	10	\$525.68	\$567.68	Lewis, Stephen T
135	01242132	000	Campbell Lake Heights	1	24	0.60%	\$3,869.05	10	\$525.68	\$567.68	Blaker, Ross J & Cheryl
136	01242133	000	Campbell Lake Heights	1	25	0.60%	\$3,869.05	10	\$525.68	\$567.68	Bucy, Gary E & Roxanne E
137	01242134	000	Campbell Lake Heights	1	26	0.60%	\$3,869.05	10	\$525.68	\$567.68	Swenson, Robert D & Debra J
138	01242135	000	Campbell Lake Heights	1	27	0.60%	\$3,869.05	10	\$525.68	\$567.68	Simon, Marion Z Trustee of Marion Z Simon Trust
139	01242136	000	Campbell Lake Heights	1	28	0.60%	\$3,869.05	10	\$525.68	\$567.68	Mattie, Paul & Karen Joint Revocable Trust Mattie P&K/Co-Trustees
140	01242137	000	Campbell Lake Heights	1	29	0.60%	\$3,869.05	10	\$525.68	\$567.68	Eriksson, Kurt R
141	01242138	000	Campbell Lake Heights	1	30	0.60%	\$3,869.05	10	\$525.68	\$567.68	Gates, George F & Mary J
142	01242139	000	Campbell Lake Heights	1	31	0.60%	\$3,869.05	10	\$525.68	\$567.68	Weir, Betty J 50% & Weir, Charles E 50%
143	01242140	000	Campbell Lake Heights	1	32	0.60%	\$3,869.05	10	\$525.68	\$567.68	Stickney, Roger B & Michele V
144	01242141	000	Campbell Lake Heights	1	33	0.60%	\$3,869.05	10	\$525.68	\$567.68	Anderson, Vigo E & Paula J
145	01242142	000	Campbell Lake Heights	1	34	0.60%	\$3,869.05	10	\$525.68	\$567.68	Frelin, Leo T
146	01242143	000	Campbell Lake Heights	1	35	0.60%	\$3,869.05	10	\$525.68	\$567.68	Troxel, Sarah C
147	01242144	000	Campbell Lake Heights	1	36	0.60%	\$3,869.05	10	\$525.68	\$567.68	Johnson, M O
148	01242145	000	Campbell Lake Heights	1	37	0.60%	\$3,869.05	10	\$525.68	\$567.68	Frost, Ruby F & John D
149	01242202	000	Campbell Lake Heights #2	1	2	0.60%	\$3,869.05	10	\$525.68	\$567.68	Hunt, Carol J
150	01242203	000	Campbell Lake Heights #2	1	3	0.60%	\$3,869.05	10	\$525.68	\$567.68	Evanson, Clara M aka Evanson-Hoose, Clara
151	01242204	000	Campbell Lake Heights #2	1	4	0.60%	\$3,869.05	10	\$525.68	\$567.68	Soucek, Thomas E & Irene K
152	01242205	000	Campbell Lake Heights #2	1	5	0.60%	\$3,869.05	10	\$525.68	\$567.68	Reinbold, Frederick K & Jennifer M
153	01242206	000	Campbell Lake Heights #2	1	6	0.60%	\$3,869.05	10	\$525.68	\$567.68	Wardleigh, Thomas & Janice
154	01242208	000	Campbell Lake Heights #2	1	8	0.60%	\$3,869.05	10	\$525.68	\$567.68	Kakeldy, Ronald O & Janet L
155	01242209	000	Campbell Lake Heights #2	1	9	0.60%	\$3,869.05	10	\$525.68	\$567.68	Pfeil, Marianne G
156	01242210	000	Campbell Lake Heights #2	1	10	0.60%	\$3,869.05	10	\$525.68	\$567.68	Simon, Marion Z Trust Simon, Marion Z/Trustee
157	01242211	000	Campbell Lake Heights #2	1	11	0.60%	\$3,869.05	10	\$525.68	\$567.68	Corkran, Thomas P
158	01242212	000	Campbell Lake Heights #2	1	12	0.60%	\$3,869.05	10	\$525.68	\$567.68	Johnson Family Trust Johnson KN & RJ & Johnson-Spraker LJ/Trustees
159	01242213	000	Campbell Lake Heights #2	1	13	0.60%	\$3,869.05	10	\$525.68	\$567.68	Parrott, John D Jr & Lynne S
160	01242214	000	Campbell Lake Heights #2	1	14	0.60%	\$3,869.05	10	\$525.68	\$567.68	Wasselle, Gerard W A II & Susan
161	01242215	000	Campbell Lake Heights #2	1	15	0.60%	\$3,869.05	10	\$525.68	\$567.68	Burnett, Robert Bran
162	01242216	000	Campbell Lake Heights #2	1	16A	0.60%	\$3,869.05	10	\$525.68	\$567.68	Stenstrom-Mozelle, Dorothy L & Whitehurst, Kirk L
163	01242221	000	Campbell Lake Heights #1	1	1A	0.60%	\$3,869.05	10	\$525.68	\$567.68	Hunt, Carol J
164	01242222	000	Campbell Lake Heights #3	1	1	0.60%	\$3,869.05	10	\$525.68	\$567.68	Franke, Gordon
165	01242223	000	Campbell Lake Heights #3	1	2	0.60%	\$3,869.05	10	\$525.68	\$567.68	Cunningham, David P
166	01242224	000	Campbell Lake Heights #3	1	2A	0.60%	\$3,869.05	10	\$525.68	\$567.68	McNamara, Michael G & Joanne Living Trust
							100.00%	\$642,262.30	\$87,262.87		



**MUNICIPALITY OF ANCHORAGE
ASSEMBLY MEMORANDUM**

No. AM 715-2005

Meeting Date: October 11, 2005

1 **FROM:** Mayor

2
3 **SUBJECT:** An Ordinance of the Municipality of Anchorage Creating Special Assessment
4 District 04-25 for Sediment Removal from Campbell Lake, and Determining to
5 Proceed with Proposed Improvements Therein.
6

7 A petition for the removal of sediment from Campbell Lake was approved by property owners
8 representing over 50% of the estimated assessable project cost. The purpose of the petition
9 was to form a special assessment district to remove sediment from Campbell Lake in the area
10 identified on the attached map. The petition concluded with 125 property owners representing
11 75.30% in favor, 9 property owner representing 5.42% opposed, and 32 property owners
12 representing 19.28% not responding.
13

14 The use of the special assessment district process for removal of sediment is unique, but is
15 similar to Road Improvement Districts as a financing tool for property-owner-approved capital
16 projects. Petitioning of the district included a high level of coordination with the members of
17 Campbell Lake Owners, Inc. (CLO), including three meetings and numerous mailings. With the
18 support of CLO representatives, benefiting properties were identified as parcels that were
19 developable and had frontage on Campbell Lake. The assessment on each parcel will be equal.
20 Funding will be identified by the Municipal Finance Department with 100% reimbursement to the
21 Municipality through special assessments. The estimated interest rate is 6%.
22

23 Sediment removal is proposed through a dry-dredge process and is expected to occur while
24 Campbell Lake is lowered to complete maintenance work on the dam. Construction is expected
25 to begin with draining the lake in November. After the lake is drained and allowed to dry and
26 freeze for approximately 60 days, dry-dredging will commence. The property-owner-approved
27 budget of \$642,262.30 is based on removal of approximately 50,000 cubic yards of sediment.
28 The amount of sediment removed will be adjusted as needed to stay within 10% of the
29 approved budget. A 2005 construction start is being pursued, but may occur in 2006 because of
30 permitting, design, and bidding timelines.
31

32 The Municipality anticipates combining this work with removal of sediment build-up around
33 several municipally-owned storm drains at Campbell Lake. The Municipality will fund sediment
34 removal around identified storm drain outfalls with road bond proceeds, and will pay for
35 permitting costs. Non-construction contract costs such as design, inspection, and project
36 management will be split proportionately between the Municipality and the benefiting property
37 owners, based on the amount of sediment removed from each area. A cost estimate for the
38 municipal portion will be developed in September.
39

40 There is no municipal property in this assessment district.

1 THE ADMINISTRATION SUPPORTS CREATION OF SPECIAL ASSESSMENT DISTRICT 04-25
2 AS PROPOSED IN AO NO. 2005-143 AND RECOMMENDS THAT A PUBLIC HEARING BE
3 SCHEDULED FOR THIS ORDINANCE.

4
5 Prepared by: Howard C. Holtan, Director, Project Management & Engineering Department
6 Concur: Denis C. LeBlanc, Municipal Manager
7 Respectfully submitted: Mark Begich, Mayor

Content Information

Content ID : 003287

Type: Ordinance - AO

Title: An Ordinance of the Municipality of Anchorage Creating Special Assessment District 04-25 for Sediment Removal from Campbell Lake, and Determining to Proceed with Proposed Improvements Therein

Author: rerkosp

Initiating Dept: PME

Date Prepared: 9/15/05 9:20 AM

Director Name: Howard C. Holtan

Assembly

Meeting Date 10/11/05

MM/DD/YY:

Public Hearing 11/1/05

Date MM/DD/YY:

M.O.A.
 2005 SEP 30 PM 4: 26
 CLERKS OFFICE

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	9/15/05 9:25 AM	Checkin	rerkosp	Public	003287
AllOrdinanceWorkflow	9/15/05 10:28 AM	Reject	holtanhc	Public	003287
AllOrdinanceWorkflow	9/15/05 5:07 PM	Checkin	rerkosp	Public	003287
AllOrdinanceWorkflow	9/16/05 7:56 AM	Reject	holtanhc	Public	003287
AllOrdinanceWorkflow	9/20/05 10:26 AM	Checkin	rerkosp	Public	003287
PME_SubWorkflow	9/21/05 12:28 PM	Approve	holtanhc	Public	003287
OMB_SubWorkflow	9/29/05 1:15 PM	Approve	mitsonjl	Public	003287
Legal_SubWorkflow	9/29/05 1:57 PM	Approve	fehlenrl	Public	003287
MuniManager_SubWorkflow	9/30/05 9:07 AM	Approve	leblancdc	Public	003287
MuniMgrCoord_SubWorkflow	9/30/05 10:39 AM	Approve	abbottmk	Public	003287