

CLERK'S OFFICE
APPROVED
Date: 6-6-06

Submitted by: Chair of the Assembly
at the request of the Mayor
Prepared by: Project Management
& Engineering Department
For Reading: May 16, 2006

ANCHORAGE, ALASKA
AO NO. 2006- 75

1 AN ORDINANCE OF THE MUNICIPALITY OF ANCHORAGE CREATING SPECIAL
2 ASSESSMENT DISTRICT 06-15 FOR RECONSTRUCTION OF 58TH AVENUE BETWEEN
3 ARCTIC BOULEVARD AND SILVERADO WAY, AND DETERMINING TO PROCEED WITH
4 PROPOSED IMPROVEMENTS THEREIN.

5
6
7 WHEREAS, benefiting property owners requested that a petition be circulated for creation of a
8 Special Assessment District to reconstruct 58th Avenue, as shown on the 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 6-10, and 2A of Block 1 of Fuller Industrial Park Subdivision
18 • Lots 1A of Block 2 of Fuller Industrial Park Subdivision
19 • Lots 1A, 1B, and 2 through 7 of Block 4 of Fuller Industrial Park Subdivision
20 • Lots 3 and 4 of Block 2 of Silverado Subdivision
21 • Lot 1A of Block 3 of Silverado Subdivision; and

22
23 WHEREAS, the property-owner-approved estimate for the project is \$1,700,000, of which
24 ten percent (10%) or \$170,000 is the estimated assessable amount as prescribed in AMC
25 19.40.100B; and

26
27 WHEREAS, project design has been funded with existing bonds, and construction funding
28 is planned in the 2007 Anchorage Roads and Drainage Service Area bond proposition; now
29 therefore



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THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. There is established Special Assessment District 06-15, comprised of the properties previously herein described.

Section 2. The Municipality shall proceed with the aforementioned improvements.

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

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

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

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

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

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

PASSED AND APPROVED by the Anchorage Municipal Assembly this 6th day of June, 2006.

Samuel R. Sullivan
Chair

ATTEST:

Paula S. Gwend
Municipal Clerk



MUNICIPALITY OF ANCHORAGE
SUMMARY OF ECONOMIC EFFECTS - GENERAL GOVERNMENT

AO Number: 2006- 75 Title: AO CREATING SPECIAL ASSESSMENT DISTRICT 06-15
58th AVENUE RECONSTRUCTION

Sponsor & Preparing Agency: Project Management & Engineering Others Affected: None

Changes in Expenditures and Revenues (Thousands of Dollars)

Operating Expenditures	FY 06	FY 07	FY 08	FY 09
1000 Personnel services				
2000 Supplies				
3000 Other services				
4000 Debt service	18	92	149	149
5000 Capital Outlay	400	1,300	NONE	NONE
Total Direct Costs	418	1,392	149	149

ADD: 6000 Charge from others				
LESS: 7000 Charge to others				
FUNCTION COST:				

REVENUES:	None	None	16	16
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CAPITAL:				
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POSITIONS: FT, PT AND TEMP				
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Public Sector Economic Effects: Design funding is available with approved road bonds, and construction funding is planned for the 2007 road bond. The estimated cost of this project is \$1,700,000. In accordance with AMC 19.40.100B, 10% of this cost, or \$170,000, is assessable and 90% or \$1,530,000 is assumed by the Anchorage Roads and Drainage Service Area bonds. The Expenditure and Revenue information assumes design occurs in 2006 with construction to follow in 2007 and will be adjusted if construction does not occur in 2007. The debt service of \$148,213.75 was estimated assuming that \$1,700,000 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 \$170,000. Assessments will be in the manner as stated on the attached petition roll, with annual estimated revenues of \$15,300.821.

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: _____

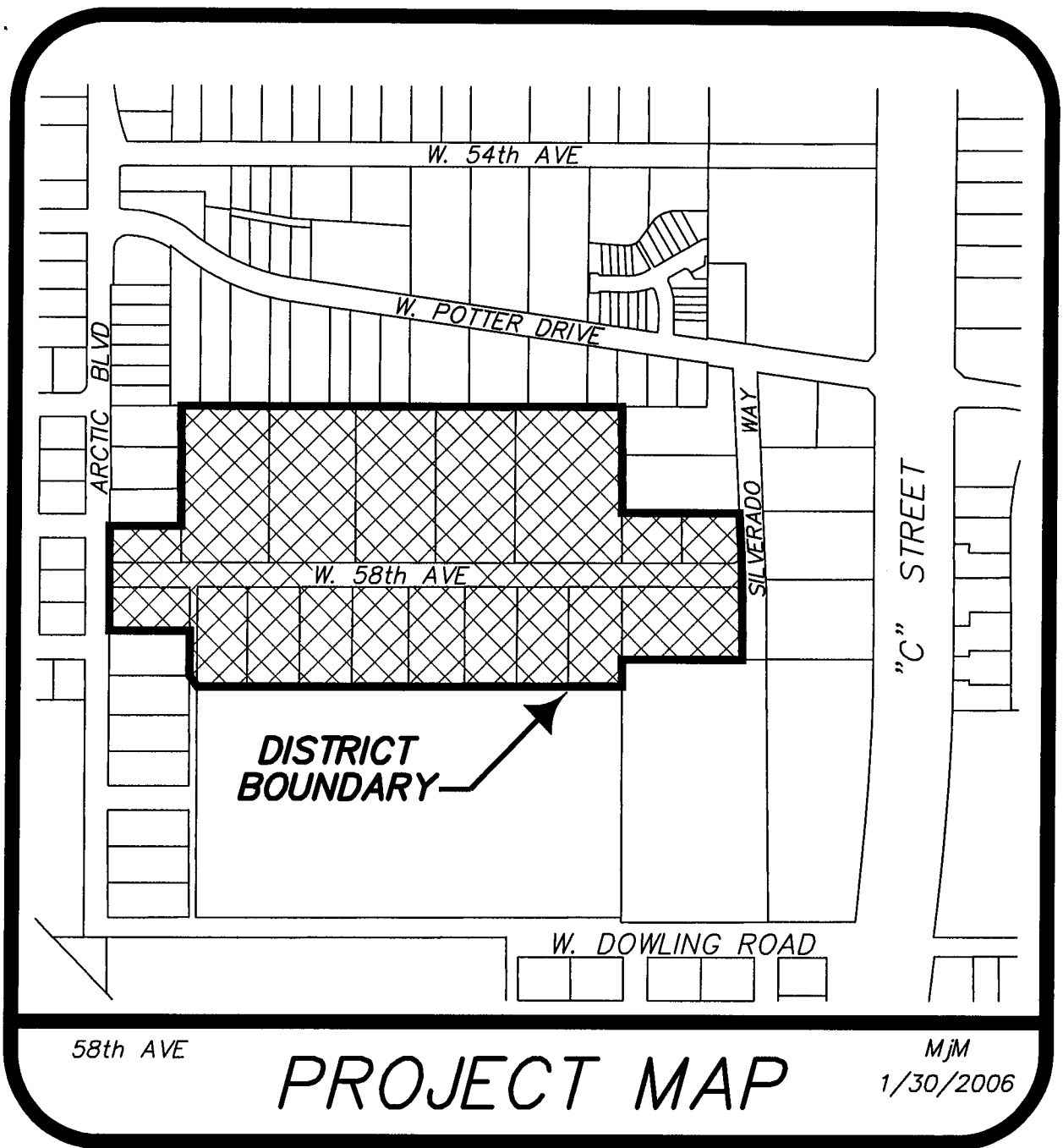
Concurred by: NONE
Director, Affected Agency

Date: _____

Approved by: _____
Executive Manager

Date: _____

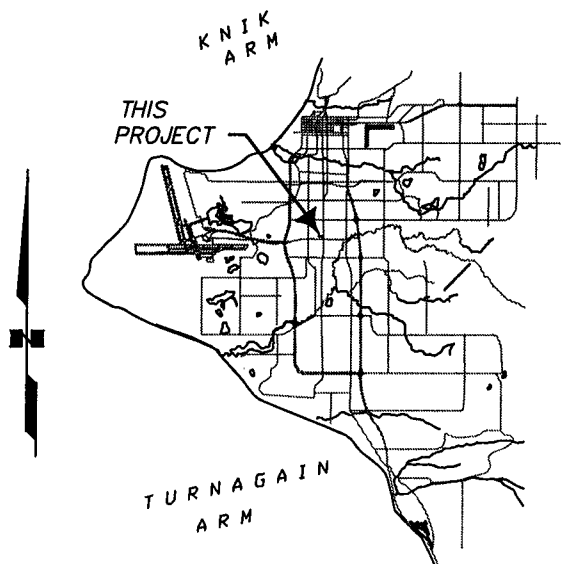




58th AVE

PROJECT MAP

MjM
1/30/2006



ROAD IMPROVEMENT DISTRICT

**58th AVE
RECONSTRUCTION**

Project Management and Engineering Department

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Petition Roll for Special Assessment District 06-15 58th Ave 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 RESPONSE	Owner of Record (Names to be removed prior to recording)
1	00930106	000	Fuller Industrial Park		1 2A	4.31%	\$7,330.25	15	\$754.74	\$42.00	\$796.74	IN FAVOR	S S Fuller Inc % Warfield Auto Repair
2	00930107	000	Fuller Industrial Park		2 1A	1.72%	\$2,925.13	10	\$397.43	\$42.00	\$439.43	IN FAVOR	S S Fuller Inc % Western Enterprises
3	00930115	000	Fuller Industrial Park		1 6	8.05%	\$13,679.01	20	\$1,192.60	\$42.00	\$1,234.60	IN FAVOR	S S Fullers Inc
4	00930148	000	Silverado		2 3	4.35%	\$7,398.62	15	\$761.78	\$42.00	\$803.78	UNSTATED	American Warehouse Investments LLC
5	00930149	000	Silverado		2 4	3.90%	\$6,632.42	15	\$682.89	\$42.00	\$724.89	IN FAVOR	Royal Business Systems Inc
6	00930155	000	Fuller Industrial Park		1 7	7.91%	\$13,447.01	20	\$1,172.37	\$42.00	\$1,214.37	IN FAVOR	S S Fullers Inc
7	00930156	000	Fuller Industrial Park		1 8	7.56%	\$12,859.95	20	\$1,121.19	\$42.00	\$1,163.19	IN FAVOR	S S Fullers Inc
8	00930157	000	Fuller Industrial Park		1 9	7.56%	\$12,859.52	20	\$1,121.15	\$42.00	\$1,163.15	IN FAVOR	S S Fullers Inc
9	00930158	000	Fuller Industrial Park		1 10	9.14%	\$15,544.33	20	\$1,355.23	\$42.00	\$1,397.23	IN FAVOR	501 W 58th Ave LLC 60% & VCREAK LL 40%
10	00930168	000	Silverado		3 1A	5.28%	\$8,983.62	20	\$783.23	\$42.00	\$825.23	IN FAVOR	Wesco Real Estate II LLC
11	00930203	000	Fuller Industrial Park		4 1A	4.87%	\$8,274.04	20	\$721.37	\$42.00	\$763.37	IN FAVOR	S S Fuller Inc % Western Enterprises
12	00930204	000	Fuller Industrial Park		4 1B	4.99%	\$8,486.94	20	\$739.93	\$42.00	\$781.93	IN FAVOR	S S Fuller Inc % Western Enterprises
13	00930205	000	Fuller Industrial Park		4 2	4.99%	\$8,486.94	20	\$739.93	\$42.00	\$781.93	IN FAVOR	Arctic Center % Arcticcorp/Joel D Fuller
14	00930206	000	Fuller Industrial Park		4 3	5.15%	\$8,752.11	20	\$763.05	\$42.00	\$805.05	IN FAVOR	S S Fuller Inc % Western Enterprises
15	00930207	000	Fuller Industrial Park		4 4	5.15%	\$8,752.11	20	\$763.05	\$42.00	\$805.05	IN FAVOR	S S Fuller Inc % Western Enterprises
16	00930208	000	Fuller Industrial Park		4 5	4.99%	\$8,487.11	20	\$739.95	\$42.00	\$781.95	IN FAVOR	S S Fuller Inc % Western Enterprises
17	00930209	000	Fuller Industrial Park		4 6	4.99%	\$8,486.94	20	\$739.93	\$42.00	\$781.93	IN FAVOR	Arcticcorp % Arctic Service Center
18	00930210	000	Fuller Industrial Park		4 7	5.07%	\$8,613.96	20	\$751.00	\$42.00	\$793.00	IN FAVOR	S S Fuller Inc
							100.00%	\$170,000.00		\$15,300.82			





**MUNICIPALITY OF ANCHORAGE
ASSEMBLY MEMORANDUM**

No. AM 340 -2006

Meeting Date: May 16, 2006

FROM: Mayor

SUBJECT: An Ordinance of the Municipality of Anchorage Creating Special Assessment District 06-15 for Reconstruction of 58th Avenue, and Determining to Proceed with Proposed Improvements Therein.

A petition for reconstruction of 58th Avenue between Arctic Boulevard and Silverado Way through the Road Improvement District (RID) program has been approved by property owners representing over 50% of the estimated assessable project cost. The petition concluded with 17 property owners representing 95.65% in favor, no property owners opposed, and 1 property owners representing 4.35% not responding.

The property-owner-approved estimate for the RID improvements is \$1,700,000. The estimated assessable share is 10% or \$170,000, in accordance with the Reconstruction (90/10) Program established in AMC 19.40.100. Assessment shares for each parcel were calculated with 50% based on parcel access, 40% based on parcel area, and 10% based on parcel frontage, in accordance with AMC 19.40.090. Improvements are expected to include street, drainage, and street lighting replacement. The Municipality's 90% funding share will be paid with local road bonds. Design funding is available and construction funding will be pursued in the 2007 Road Bond.

There is no municipal property in this assessment district.

THE ADMINISTRATION SUPPORTS CREATION OF SPECIAL ASSESSMENT DISTRICT 06-15 AND RECOMMENDS THAT A PUBLIC HEARING BE SCHEDULED FOR THIS ORDINANCE.

Prepared by: Howard C. Holtan, Director, Project Management & Engineering Department

Concur: Denis C. LeBlanc, Municipal Manager

Respectfully submitted: Mark Begich, Mayor



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Content Information**Content ID :** 003884**Type:** Ordinance-InvolvingFunds - AO

An Ordinance of the Municipality of Anchorage Creating Special

Title: Assessment District 06-15 for Reconstruction of 58th Avenue, and
Determining to Proceed with Proposed Improvements Therein**Author:** rerkosp**Initiating Dept:** PME

An Ordinance of the Municipality of Anchorage Creating Special

Description: Assessment District 06-15 for Reconstruction of 58th Avenue, and
Determining to Proceed with Proposed Improvements Therein**Date Prepared:** 4/10/06 3:35 PM**Director Name:** Howard C. Holtan**Assembly Meeting**
Date MM/DD/YY: 5/16/06**Public Hearing**
Date MM/DD/YY: 6/6/062006 MAY -5 PM 3:01
CLERK'S 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>
AllFundOrdinanceWorkflow	4/10/06 3:39 PM	Checkin	rerkosp	Public	003884
PME_SubWorkflow	4/11/06 9:30 AM	Approve	holtanhc	Public	003884
OMB_SubWorkflow	4/24/06 5:31 PM	Approve	mitsonjl	Public	003884
CFO_SubWorkflow	4/27/06 3:23 PM	Approve	sinzje	Public	003884
Legal_SubWorkflow	5/1/06 10:32 AM	Approve	gatesdt	Public	003884
MuniManager_SubWorkflow	5/5/06 11:17 AM	Approve	leblancdc	Public	003884
MuniMgrCoord_SubWorkflow	5/5/06 11:45 AM	Approve	curtiscr	Public	003884



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Estimated Assessments

Special Assessment District 06-15
58th Ave Reconstruction RID
AO 2006-75

Record in the Anchorage Recording District

After recording, return originals to:

Municipal Clerks Office
Municipality of Anchorage
P.O. Box 196650
Anchorage, Alaska 99519