

Submitted by: Chairman of the Assembly at the
Request of the Mayor
Prepared by: Anchorage Water & Wastewater Utility
For reading: March 27, 2007

CLERK'S OFFICE

APPROVED

Date: 4-17-07

ANCHORAGE, ALASKA

AO NO. 2007- 51

**AN ORDINANCE AMENDING ANCHORAGE ORDINANCE 2004-19 REGARDING
TURNAGAIN HEIGHTS WATER SPECIAL ASSESSMENT DISTRICT 1416 AND
AUTHORIZING THE PROPOSED IMPROVEMENTS.**

WHEREAS, on April 20, 2004, the Assembly amended and approved Anchorage Ordinance (AO) 2004-19 creating Turnagain Heights Water Special Assessment District 1416; and

WHEREAS, the area described in paragraph D. of AO 2004-19, and the map illustration attached to AO 2004-19 require changes as a result of platting activity within the district since April 20, 2004; and

WHEREAS, the total cost of the proposed water improvement is estimated to exceed the last approved cost estimate, as set out in AO 2004-19, by more than ten percent (10%); and

WHEREAS, the design of the proposed water improvements is not complete, and no construction has taken place; and

WHEREAS, given the district's new parcel composition and definition, set out in **Section 1** below and the district's new estimated costs, set out in **Section 3** below, the Municipality mailed formal ballots to the district participants of Turnagain Heights Water Special Assessment District 1416 on November 15, 2006 seeking the district participants desires to continue with the district. The Municipality hosted a public meeting on December 5, 2006 with interested district participants to explain the improvement district ballot and approval process. Ballots reflected the district's new parcel composition and estimated costs; and

WHEREAS, the owners of property bearing more than fifty percent (50%) of the new assessed cost of the improvement requested by ballot that the project continue; and

WHEREAS, the AWWU Board of Directors endorsed this ordinance at its regular March 7, 2007 meeting; now, therefore,

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. Paragraph D. of Anchorage Ordinance (AO) 2004-19 *As Amended*, is amended to identify the following described property for assessment of water improvements:

Lots 3 - 9 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, 8A, 9 - 11, and 13A of Block K of Turnagain Heights Subdivision;
Lyn Ary Park Site;
Lots 1 and 2 of Petes Subdivision;

Section 2. The district map attached to AO 2004-19 *As Amended* is amended and attached to reflect the property described in **Section 1** above.

Section 3. Paragraph E. of AO 2004-19 *As Amended* is amended to read:

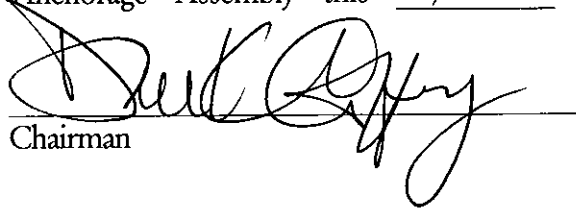
The total cost of the proposed water improvement is estimated at \$1,229,140.16. Said estimated cost will be prorated by the equal assessment methodology as delineated in the Anchorage Water Utility Tariff, as supported by sufficient and proper owners, and as shown on the attached preliminary assessment roll.

Section 4. The preliminary assessment roll attached to AO 2004-19 is amended to reflect the new cost estimate indicated in **Section 3** above and the property indicated in **Section 1** above.

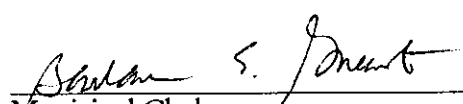
Section 5. This ordinance shall be recorded in the office of the Anchorage District Recorder for the State of Alaska.

Section 6. This ordinance is effective immediately upon passage and approval.

PASSED AND APPROVED by the Anchorage Assembly this 17th day of April, 2007.


Chairman

ATTEST:


Municipal Clerk

Municipality of Anchorage

Summary of Economic Effects - Utilities

AO Number:	2007- 51	Title: AN ORDINANCE AMENDING ANCHORAGE ORDINANCE 2004-19 REGARDING TURNAGAIN HEIGHTS WATER SPECIAL ASSESSMENT DISTRICT 1416 AND AUTHORIZING THE PROPOSED IMPROVEMENTS.			
Sponsor:	Mayor				
Preparing Agency:	AWWU		Others Affected:	N/A	

CHANGES IN EXPENDITURES AND REVENUES (Thousands of Dollars)

Operating Revenues:	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011
Total Operating Revenues:	0	0	0	15.8	15.8
Operating Expenses:					
Total Operating Expenses:	0	0	0	15.8	15.8
Non-Operating Revenues:					
Total Non-Operating Revenues:	0	0	0	28.4	28.4
Non-Operating Expenses					
Total Non-Operating Expenses:	0	0	0	28.4	28.4
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 2009, coordinated with a AWWU sanitary sewer 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 \$44,200, estimated from 2010 forward. Total projected operational and interest expense is also estimated to be \$44,200, 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 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.

Prepared By: Don Keefer, AWWU Planning Supervisor Telephone: 564-2717
 Approved by: Mark Premo, P.E., General Manager, AWWU Date: _____

TURNAGAIN HEIGHTS
Water Improvement District
Assessment Roll AMS 1416
 Interest Rate: 4.417%

Line	Tax Code	Legal Description	Total Area	Assessed Area	Water Principal	No. Years	Payment Amount	Owner
1	001-193-31-000	LYN ARY	424,080	74,003	\$38,410.63	20	\$2,807.65	MOA
2	001-193-30-000	MARSTON PARK	16,800	16,697	\$38,410.63	20	\$2,807.65	MOA
3	001-193-03-000	PETES	7,345	7,345	\$38,410.63	20	\$2,807.65	STARLINGS CABLE
4	001-193-02-000	PETES	7,200	7,200	\$38,410.63	20	\$2,807.65	CURLY JAMES E & JOAN R
5	001-194-18-000	SIMONSON ESTATES	10,250	10,249	\$38,410.63	20	\$2,807.65	HARTLEY SABRINA J
6	001-194-19-000	SIMONSON ESTATES	10,250	10,250	\$38,410.63	20	\$2,807.65	FINK MATTHEW L DBA LINCOLN INVESTMENTS
7	001-194-20-000	SIMONSON ESTATES	10,250	10,250	\$38,410.63	20	\$2,807.65	GREEN CAROLYN S
8	001-194-21-000	SIMONSON ESTATES	10,250	10,249	\$38,410.63	20	\$2,807.65	KREIG RAYMOND A
9	001-194-22-000	SIMONSON ESTATES	10,250	10,249	\$38,410.63	20	\$2,807.65	MOLITOR MICHAEL H
10	001-194-23-000	SIMONSON ESTATES	10,250	10,250	\$38,410.63	20	\$2,807.65	HITCHINS CLIFFORD L & DIDDY R
11	001-194-24-000	SIMONSON ESTATES	10,250	10,250	\$38,410.63	20	\$2,807.65	HITCHINS CLIFFORD L & DIDDY R
12	001-193-29-000	SIMONSON ESTATES	16,200	13,247	\$38,410.63	20	\$2,807.65	MOTHE CORBETT R
13	001-193-28-000	SIMONSON ESTATES	16,300	14,062	\$38,410.63	20	\$2,807.65	CUPPLES LORANE O
14	001-193-27-000	SIMONSON ESTATES	16,300	13,888	\$38,410.63	20	\$2,807.65	WHITE DAVID W
15	001-193-26-000	SIMONSON ESTATES	16,250	13,732	\$38,410.63	20	\$2,807.65	RUSH CLARK C & MARIANNE B
16	001-193-25-000	SIMONSON ESTATES	16,300	13,556	\$38,410.63	20	\$2,807.65	FINK MATTHEW L
17	001-193-24-000	SIMONSON ESTATES	16,400	13,645	\$38,410.63	20	\$2,807.65	LEFEVRE PATRICIA N
18	001-193-23-000	SIMONSON ESTATES	16,500	13,669	\$38,410.63	20	\$2,807.65	SCHMID DAVID J & BLOWER VICTORIA A
19	001-193-22-000	SIMONSON ESTATES	17,980	14,061	\$38,410.63	20	\$2,807.65	SPINELLI CHARLES L
20	001-193-11-000	SIMONSON ESTATES	9,100	9,100	\$38,410.63	20	\$2,807.65	MUCHA YARO G & MILDRED F
21	001-193-12-000	SIMONSON ESTATES	8,900	8,900	\$38,410.63	20	\$2,807.65	MUCHA YARO G & MILDRED F
22	001-193-36-000	TURNAGAIN HEIGHTS	19,296	14,957	\$38,410.63	20	\$2,807.65	MOA
23	001-193-17-000	TURNAGAIN HEIGHTS	16,190	13,677	\$38,410.63	20	\$2,807.65	FINK MATTHEW L
24	001-193-18-000	TURNAGAIN HEIGHTS	16,190	13,650	\$38,410.63	20	\$2,807.65	FINK MATTHEW L
25	001-193-19-000	TURNAGAIN HEIGHTS	16,190	13,643	\$38,410.63	20	\$2,807.65	WILDER DAVID J & JACQUELYN C
26	001-193-20-000	TURNAGAIN HEIGHTS	16,190	13,691	\$38,410.63	20	\$2,807.65	WILKE DIANE
27	001-193-21-000	TURNAGAIN HEIGHTS	17,539	15,418	\$38,410.63	20	\$2,807.65	ANDERSON ANNA LESA AKA THOMAS ANNA LESA
28	001-193-40-000	TURNAGAIN HEIGHTS	17,232	17,232	\$38,410.63	20	\$2,807.65	GRUMMAN ALEXANDER J & KARLA M
29	001-193-03-000	TURNAGAIN HEIGHTS	9,100	9,100	\$38,410.63	20	\$2,807.65	QUIST ROBERT C & MAXINE
30	001-193-04-000	TURNAGAIN HEIGHTS	9,100	9,100	\$38,410.63	20	\$2,807.65	QUIST ROBERT C & MAXINE
31	001-193-15-000	TURNAGAIN HEIGHTS	10,495	10,494	\$38,410.63	20	\$2,807.65	HENDRICKSON F GWENDOLYN
32	001-193-13-000	TURNAGAIN HEIGHTS	14,250	14,249	\$38,410.63	20	\$2,807.65	HENDRICKSON GWENDOLYN F
		Total		14,250			\$1,229,140.16	

MUNICIPALITY OF ANCHORAGE
ASSEMBLY MEMORANDUM
No. AM 219 -2007

Meeting Date: March 27, 2007

From: MAYOR

**Subject: AN ORDINANCE AMENDING ANCHORAGE ORDINANCE 2004-19
REGARDING TURNAGAIN HEIGHTS WATER SPECIAL ASSESSMENT
DISTRICT 1416 AND AUTHORIZING THE PROPOSED
IMPROVEMENTS.**

This ordinance amends Anchorage Ordinance (AO) 2004-19, the ordinance creating Turnagain Heights Water Special Assessment District 1416. The AO acknowledges and authorizes new, and increased, assessable costs to construct the water improvements; the allocation of these new costs to benefited properties in the district; and, continuing with the design and construction of the improvement at the new cost and allocations. The water special assessment district (WID) is located in north Anchorage, at West Marston Drive and Foraker Street, an area commonly referred to as part of the *Turnagain Slide Area*.

Passage of this AO memorializes a new estimated cost to construct this WID, and the allocation of the new estimated cost to each benefited property in the district. The new cost estimate to construct the WID is \$1,229,140.16, including all necessary piping and appurtenances required for an approved public water system. In AO 2004-19, the prior district approved estimate was \$523,728.48. Also reflected in this ordinance is the re-subdivision of property (combination of parcels) within the boundary of the district and the resultant allocation of these new cost estimates to each benefited property in the district.

The ordinance provides for the water improvement to benefit thirty-two (32) properties and allocation of the improvement district cost to these properties by the equal assessment methodology prescribed in the Anchorage Water & Wastewater Utility's Water Tariff. Cost per parcel is estimated to be \$38,410.63.

On November 15, 2006, letters and ballots were mailed to the owners of the 32 properties with the new cost and allocation information. The Municipality hosted informal public meetings during the ballot exercise at Anchorage Water and Wastewater Utility's headquarters building (3000 Arctic Boulevard) and at the Municipal Permit Center (4700 Bragaw Street) to offer district participants opportunities to discuss the project and the ballot proceedings and procedures. All questions asked were answered.

Property owners bearing more than fifty percent (50%) of the estimated assessable cost of the improvement elected to continue this district (albeit some votes - favorable and unfavorable - were with reservations and/or protests). The voting results:

FOR CONTINUATION:	65.63%
AGAINST CONTINUATION:	21.87%
NONRESPONSIVE:	<u>12.50%</u>
TOTAL:	100.00%

This ordinance is being presented concurrently with two other ordinances, one to amend the creation ordinance for a companion sanitary sewer lateral special assessment district, and another to amend the creation ordinance for a companion road improvement district at this location. New and revised costs for the water improvements were estimated anticipating design and construction coordination with the other two districts. For this and other reasons, the water improvements will not proceed independent of the other two. Parcels in this WID are undeveloped private properties and a combination of developed and undeveloped municipal park lands.

The passage of this ordinance has fiscal impact on three (3) Municipally-owned properties.

Item #	Tax Code	Legal Description	Municipal Authority	Est. Assessment
1	001-193-31	LYN ARY PARK SITE	Parks	\$38,410.63
2	001-193-30	MARSTON PARK BLK C	Parks	\$38,410.63
22	001-193-36	TURNAGAIN HEIGHTS BLK K LT 1A	Parks	\$38,410.63

The AWWU Board of Directors endorsed this ordinance at its regular March 7, 2007 meeting.

THE ADMINISTRATION RECOMMENDS APPROVAL OF AN ORDINANCE AMENDING ANCHORAGE ORDINANCE 2004-19 REGARDING TURNAGAIN HEIGHTS WATER SPECIAL ASSESSMENT DISTRICT 1416 AND AUTHORIZING THE PROPOSED IMPROVEMENTS.

Prepared by: Mark Premo, P.E., General Manager, AWWU
Concur: Denis C. LeBlanc, Municipal Manager
Respectfully submitted: Mark Begich, Mayor

Content Information**Content ID :** 004887**Type:** Ordinance - AO

Title: AMENDING ANCHORAGE ORDINANCE 2004-19 REGARDING
TURNAGAIN HEIGHTS WATER SPECIAL ASSESSMENT
DISTRICT 1416 AND AUTHORIZING THE PROPOSED
IMPROVEMENTS

Author: gibsonam**Initiating Dept:** AWWU**Date Prepared:** 3/8/07 10:22 PM**Director Name:** Mark Premo**Assembly****Meeting Date** 3/27/07**MM/DD/YY:****Public Hearing****Date MM/DD/YY:** 4/17/07

M.O.A.
 2007 MAR 19 PM 12:04
 CLEANS 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	3/8/07 10:24 PM	Checkin	gibsonam	Public	004887
AWWU_SubWorkflow	3/9/07 9:10 AM	Approve	premomc	Public	004887
OMB_SubWorkflow	3/16/07 1:22 PM	Approve	mitsonjl	Public	004887
Legal_SubWorkflow	3/19/07 11:43 AM	Approve	fehlenrl	Public	004887
MuniManager_SubWorkflow	3/19/07 11:49 AM	Approve	leblancdc	Public	004887
MuniMgrCoord_SubWorkflow	3/19/07 11:50 AM	Approve	magiaquijp	Public	004887