

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

CLERK'S OFFICE

ANCHORAGE, ALASKA

**APPROVED**

Date: 4-17-07

AO NO. 2007- 52

**AN ORDINANCE AMENDING ANCHORAGE ORDINANCE 2004-20 REGARDING  
TURNAGAIN HEIGHTS SANITARY SEWER LATERAL SPECIAL ASSESSMENT  
DISTRICT 1415, AND AUTHORIZING THE PROPOSED IMPROVEMENTS.**

**WHEREAS**, on April 20, 2004, the Assembly amended and approved Anchorage Ordinance (AO) 2004-20 creating Turnagain Heights Sanitary Sewer Lateral Special Assessment District 1415; and

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

**WHEREAS**, the total cost of the proposed sanitary sewer improvement is estimated to exceed the last approved cost estimate, as reflected in AO 2004-20, by more than ten percent (10%); and

**WHEREAS**, the design of the proposed sanitary sewer 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 Sanitary Sewer Lateral Special Assessment District 1415 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 that will bear 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,

1 **THE ANCHORAGE ASSEMBLY ORDAINS:**

2  
3 **Section 1.** Paragraph D. of Anchorage Ordinance (AO) 2004-20 *As Amended* is hereby amended  
4 to identify the following described property for assessment of sanitary sewer improvements:  
5

6 Lots 3 - 8 of Block B of Simonson Estates Subdivision;  
7 Lots 1 - 10 of Block C of Simonson Estates Subdivision;  
8 Marston Park of Block C;  
9 Lots 1A - 6A, 8A, 9 - 11, and 13A of Block K of Turnagain Heights  
10 Subdivision; and  
11 Lyn Ary of Park Site.  
12

13 **Section 2.** The district map attached to AO 2004-20 *As Amended* is amended and attached to  
14 reflect the property described in **Section 1** above.  
15

16 **Section 3.** Paragraph E. of AO 2004-20 *As Amended* is amended to read:  
17

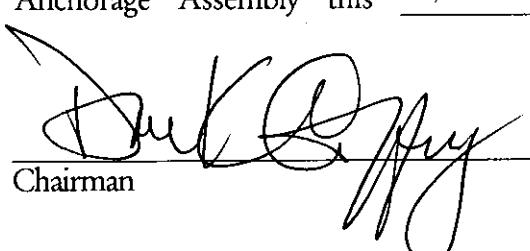
18 The total cost of the proposed sanitary sewer improvement is estimated at  
19 \$1,663,105.05. Said estimated cost will be prorated by the equal assessment  
20 methodology as delineated in the Anchorage Wastewater Utility Tariff, as  
21 supported by sufficient and proper owners, and as shown on the attached  
22 preliminary assessment roll.  
23

24 **Section 4.** The preliminary assessment roll attached to AO 2004-20 is amended to reflect the  
25 new cost estimate indicated in **Section 3** above and the property indicated in **Section 1** above.  
26

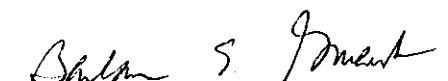
27 **Section 5.** This ordinance shall be recorded in the office of the Anchorage District Recorder for  
28 the State of Alaska.  
29

30 **Section 6** This ordinance is effective immediately upon passage and approval.  
31

32  
33 **PASSED AND APPROVED** by the Anchorage Assembly this 17<sup>th</sup> day of  
34 April, 2007.  
35

36  
37  
38   
39 Chairman

40 **ATTEST:**

41  
42   
43 Municipal Clerk  
44

# Municipality of Anchorage

## Summary of Economic Effects - Utilities

AO Number:	2007-52	Title: <b>AN ORDINANCE AMENDING ANCHORAGE ORDINANCE 2004-20 REGARDING TURNAGAIN HEIGHTS SANITARY SEWER LATERAL SPECIAL ASSESSMENT DISTRICT 1415, AND AUTHORIZING THE PROPOSED IMPROVEMENTS.</b>		
Sponsor:	Municipality of Anchorage			
Preparing Agency:	AWWU	Others Affected:	N/A	

### CHANGES IN EXPENDITURES AND REVENUES (Thousands of Dollars)

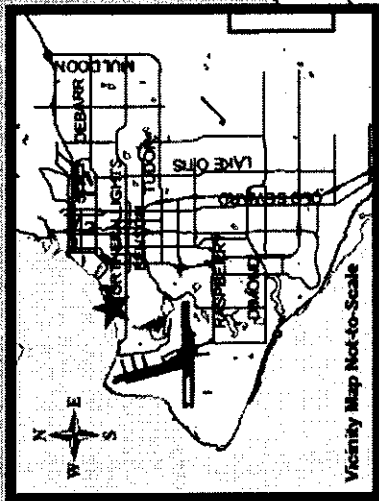
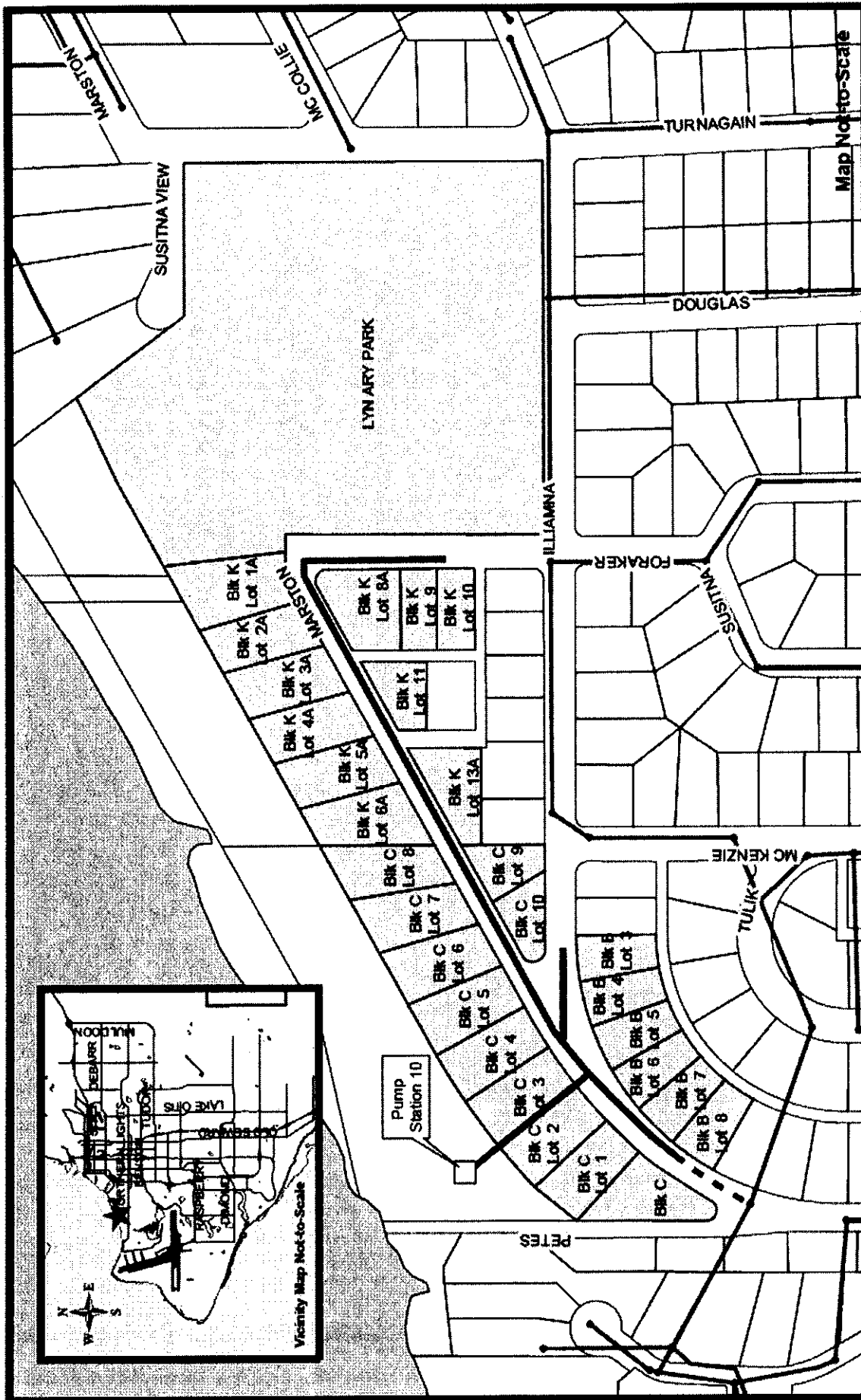
Operating Revenues:	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011
<b>Total Operating Revenues:</b>	0	0	0	9.5	9.5
Operating Expenses:					
<b>Total Operating Expenses:</b>	0	0	0	9.5	9.5
Non-Operating Revenues:					
<b>Total Non-Operating Revenues:</b>	0	0	0	41.1	41.1
Non-Operating Expenses					
<b>Total Non-Operating Expenses:</b>	0	0	0	41.1	41.1
<b>NET INCOME (Regulated)</b>	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 2008, coordinated with a AWWU water 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 \$50,600 estimated from 2010 forward. Total projected operational and interest expense is also estimated to be \$50,600 the net effect being zero (\$0.00). This sewer 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 preliminary assessment roll attached to 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



Grid SW1526

# Turnagain Heights LID 1415 (Revised) Anchorage Water & Wastewater Utility



Map created  
on 11-06-06  
by AJU

**Legend**

- Existing Sewer Main
- AWWU Contributed Pipe
- Proposed Sewer Main
- Parcels in this Project

**TURNAGAIN HEIGHTS**  
**Lateral Improvement District**  
**Assessment Roll AMS 1415**  
 Interest Rate: 4.832%

Line	Tax Code	Legal Description	Total Area	Lateral Assessed Area	Lateral Principal	Lateral No. Years	Lateral Payment Amount	Trunk Assessed Area	Trunk Billable Area	Trunk Rate per Sq. Ft.	Trunk Principal	Trunk No. Years	Trunk Payment Amount	Total Principal	Owner
1	001-193-31-000	LYN ARY PARK SITE	424.080	74.003	\$57,348.45	20	\$4,327.37	470.517	352.888	\$0.03	\$10,586.64	20	\$798.84	\$67,935.09	MOA
2	001-193-30-000	MARSTON PARK BLK C	16.800	16.697	\$57,348.45	20	\$4,327.37	16,799	16,799	\$0.03	\$503.97	2	\$257.93	\$57,852.42	MOA
3	001-194-18-000	SIMONSON ESTATES BLK B LT 3	10,250	10,249	\$57,348.45	20	\$4,327.37	10,249	10,249	\$0.03	\$307.47	1	\$307.47	\$57,655.92	HARTLEY SABRINA J
4	001-194-19-000	SIMONSON ESTATES BLK B LT 4	10,250	10,249	\$57,348.45	20	\$4,327.37	10,250	10,250	\$0.03	\$307.50	1	\$307.50	\$57,655.95	FINK MATTHEW L DBA LINCOLN INVESTMENTS
5	001-194-20-000	SIMONSON ESTATES BLK B LT 5	10,250	10,250	\$57,348.45	20	\$4,327.37	10,250	10,250	\$0.03	\$307.50	1	\$307.50	\$57,655.95	GREEN CAROLYN S
6	001-194-21-000	SIMONSON ESTATES BLK B LT 6	10,250	10,249	\$57,348.45	20	\$4,327.37	10,249	10,249	\$0.03	\$307.47	1	\$307.47	\$57,655.92	KREIG RAYMOND A
7	001-194-22-000	SIMONSON ESTATES BLK B LT 7	10,250	10,249	\$57,348.45	20	\$4,327.37	10,249	10,249	\$0.03	\$307.47	1	\$307.47	\$57,655.92	MOUTOR MICHAEL H
8	001-194-23-000	SIMONSON ESTATES BLK B LT 8	10,250	10,250	\$57,348.45	20	\$4,327.37	10,250	10,250	\$0.03	\$307.50	1	\$307.50	\$57,655.95	HITCHINS CLIFFORD L & DIDDY R
9	001-193-28-000	SIMONSON ESTATES BLK C LT 1	16,200	13,247	\$57,348.45	20	\$4,327.37	16,200	16,200	\$0.03	\$486.00	1	\$486.00	\$57,834.45	MOTHE CORBETT R
10	001-193-28-000	SIMONSON ESTATES BLK C LT 2	16,300	14,063	\$57,348.45	20	\$4,327.37	16,300	16,300	\$0.03	\$489.00	1	\$489.00	\$57,837.45	CUPPLES LORANE O
11	001-193-27-000	SIMONSON ESTATES BLK C LT 3	16,250	13,887	\$57,348.45	20	\$4,327.37	16,248	16,248	\$0.03	\$487.44	1	\$487.44	\$57,835.89	WHITE DAVID W
12	001-193-26-000	SIMONSON ESTATES BLK C LT 4	16,250	13,730	\$57,348.45	20	\$4,327.37	16,250	16,250	\$0.03	\$487.50	1	\$487.50	\$57,835.95	RUSH CLARK C & MARIANNE B
13	001-193-25-000	SIMONSON ESTATES BLK C LT 5	16,300	13,559	\$57,348.45	20	\$4,327.37	16,300	16,300	\$0.03	\$489.00	1	\$489.00	\$57,837.45	FINK MATTHEW L
14	001-193-24-000	SIMONSON ESTATES BLK C LT 6	16,400	13,645	\$57,348.45	20	\$4,327.37	16,399	16,399	\$0.03	\$491.97	1	\$491.97	\$57,840.42	LEFEVRE PATRICIA N
15	001-193-23-000	SIMONSON ESTATES BLK C LT 7	16,500	13,689	\$57,348.45	20	\$4,327.37	16,500	16,500	\$0.03	\$495.00	2	\$276.06	\$57,843.45	SCHMID DAVID J & BLOWER VICTORIA A
16	001-193-22-000	SIMONSON ESTATES BLK C LT 8	17,980	14,061	\$57,348.45	20	\$4,327.37	17,980	17,980	\$0.03	\$491.97	1	\$273.00	\$57,887.85	MUCHA YARO G & WILDER D F
17	001-193-11-000	SIMONSON ESTATES BLK C LT 9	9,100	9,100	\$57,348.45	20	\$4,327.37	9,100	9,100	\$0.03	\$273.00	1	\$273.00	\$57,615.45	MUCHA YARO G & WILDER D F
18	001-193-12-000	SIMONSON ESTATES BLK C LT 10	8,900	8,900	\$57,348.45	20	\$4,327.37	8,900	8,900	\$0.03	\$267.00	1	\$267.00	\$57,927.33	MOA
19	001-193-36-000	TURNAGAIN HEIGHTS BLK K LT 1A	19,296	14,959	\$57,348.45	20	\$4,327.37	19,296	19,296	\$0.03	\$578.88	2	\$296.27	\$57,834.12	FINK MATTHEW L
20	001-193-17-000	TURNAGAIN HEIGHTS BLK K LT 2A	16,190	13,674	\$57,348.45	20	\$4,327.37	16,189	16,189	\$0.03	\$485.67	1	\$485.67	\$57,834.15	FINK MATTHEW L
21	001-193-18-000	TURNAGAIN HEIGHTS BLK K LT 3A	16,190	13,650	\$57,348.45	20	\$4,327.37	16,190	16,190	\$0.03	\$485.70	1	\$485.70	\$57,834.15	WILDER DAVID J & JACQUELYN C
22	001-193-19-000	TURNAGAIN HEIGHTS BLK K LT 4A	16,190	13,644	\$57,348.45	20	\$4,327.37	16,190	16,190	\$0.03	\$485.70	1	\$485.70	\$57,834.12	WILKE DIANE
23	001-193-20-000	TURNAGAIN HEIGHTS BLK K LT 5A	16,190	13,691	\$57,348.45	20	\$4,327.37	16,189	16,189	\$0.03	\$485.67	1	\$485.67	\$57,874.59	ANDERSON ANNA LESA AKA THOMAS ANNA LESA
24	001-193-21-000	TURNAGAIN HEIGHTS BLK K LT 6A	17,539	15,417	\$57,348.45	20	\$4,327.37	17,538	17,538	\$0.03	\$526.14	2	\$289.28	\$57,865.41	GRUMAN ALEXANDER J & KARLA M
25	001-193-40-000	TURNAGAIN HEIGHTS BLK K LT 8A	17,232	17,232	\$57,348.45	20	\$4,327.37	17,232	17,232	\$0.03	\$516.96	2	\$284.58	\$57,621.42	QUIST ROBERT C & MAXINE
26	001-193-03-000	TURNAGAIN HEIGHTS BLK K LT 9	9,100	9,099	\$57,348.45	20	\$4,327.37	9,099	9,099	\$0.03	\$272.97	1	\$272.97	\$57,621.45	QUIST ROBERT C & MAXINE
27	001-193-04-000	TURNAGAIN HEIGHTS BLK K LT 10	9,100	9,100	\$57,348.45	20	\$4,327.37	9,100	9,100	\$0.03	\$273.00	1	\$273.00	\$57,663.27	HENDRICKSON F GWENDOLYN
28	001-193-15-000	TURNAGAIN HEIGHTS BLK K LT 11	10,495	10,494	\$57,348.45	20	\$4,327.37	10,494	10,494	\$0.03	\$314.82	1	\$314.82	\$57,775.92	HENDRICKSON GWENDOLYN F
29	001-193-13-000	TURNAGAIN HEIGHTS BLK K LT 13A	14,250	14,249	\$57,348.45	20	\$4,327.37	14,249	14,249	\$0.03	\$427.47	1	\$427.47		
Total					\$1,663,105.05						\$22,293.81			\$1,685,398.86	

**MUNICIPALITY OF ANCHORAGE**  
**ASSEMBLY MEMORANDUM**  
**No. AM 220 -2007**

**Meeting Date:** March 27, 2007

**From:** MAYOR

**Subject: AN ORDINANCE AMENDING ANCHORAGE ORDINANCE 2004-20  
REGARDING TURNAGAIN HEIGHTS SANITARY SEWER LATERAL  
SPECIAL ASSESSMENT DISTRICT 1415 AND AUTHORIZING THE  
PROPOSED IMPROVEMENTS.**

This ordinance amends Anchorage Ordinance (AO) 2004-20, the ordinance creating Turnagain Heights Sanitary Sewer Lateral Special Assessment District 1415. The AO acknowledges and authorizes new, and increased, assessable costs to construct the sanitary sewer 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 sanitary sewer lateral special assessment district (LID) 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 LID, and the allocation of the new estimated cost to each benefited property in the district. The new cost estimate to construct the LID is \$1,663,105.05, including all necessary piping and appurtenances required for an approved public sanitary sewer system. In AO 2004-20, the prior district approved estimate was \$791,088.60. Also reflected in the 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 sanitary sewer improvement to benefit twenty-nine (29) properties and allocation of the improvement district cost to these properties by the equal assessment methodology prescribed in the Anchorage Water & Wastewater Utility's Wastewater Tariff. Cost per parcel is estimated to be \$57,348.45.

On November 15, 2006, letters and ballots were mailed to the owners of the 29 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 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:	65.51%
AGAINST CONTINUATION:	20.69%
NONRESPONSIVE:	<u>13.80%</u>
TOTAL:	100.00%

This ordinance is being presented concurrently with two other ordinances, one to amend the creation ordinance for a companion water 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 sanitary sewer lateral improvements were estimated anticipating design and construction coordination with the other two districts. For this and other reasons, the sanitary sewer improvements will not proceed independent of the other two. Parcels in this LID 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.

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

Item #	Tax Code	Legal Description	Municipal Authority	Est. Lateral Assessment
1	001-193-31	LYN ARY PARK SITE	Parks	\$57,348.45
2	001-193-30	MARSTON PARK BLK C	Parks	\$57,348.45
19	001-193-36	TURNAGAIN HEIGHTS BLK K LT 1A	Parks	\$57,348.45

**THE ADMINISTRATION RECOMMENDS APPROVAL OF AN ORDINANCE AMENDING ANCHORAGE ORDINANCE 2004-20 REGARDING TURNAGAIN HEIGHTS SANITARY SEWER LATERAL SPECIAL ASSESSMENT DISTRICT 1415 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 :** 004888**Type:** Ordinance - AO

**Title:** AMENDING ANCHORAGE ORDINANCE 2004-20 REGARDING  
TURNAGAIN HEIGHTS SANITARY SEWER LATERAL SPECIAL  
ASSESSMENT DISTRICT 1415, AND AUTHORIZING THE  
PROPOSED IMPROVEMENTS

**Author:** gibsonam**Initiating Dept:** AWWU**Date Prepared:** 3/8/07 10:25 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 10:27 PM	Checkin	gibsonam	Public	004888
AWWU_SubWorkflow	3/9/07 9:13 AM	Approve	premomc	Public	004888
OMB_SubWorkflow	3/12/07 1:42 PM	Approve	mitsonjl	Public	004888
Legal_SubWorkflow	3/13/07 11:23 AM	Approve	gatesdt	Public	004888
MuniManager_SubWorkflow	3/16/07 2:28 PM	Approve	leblancdc	Public	004888
MuniMgrCoord_SubWorkflow	3/16/07 3:59 PM	Approve	abbottmk	Public	004888