

Submitted by: Chair of the Assembly at the
Request of the Mayor
Prepared by: Project Management
& Engineering Department
For Reading: March 27, 2007

CLERK'S OFFICE

APPROVED

Date: 4-17-07

ANCHORAGE, ALASKA
AO NO. 2007- 53

1 AN ORDINANCE OF THE MUNICIPALITY OF ANCHORAGE AMENDING
2 ANCHORAGE ORDINANCE 2004-2 THAT CREATED SPECIAL ASSESSMENT
3 DISTRICT 1P03 AND AUTHORIZED THE PROPOSED ROAD IMPROVEMENTS TO
4 MARSTON DRIVE AND FORAKER DRIVE.
5

6
7 WHEREAS, the Anchorage Assembly amended and approved Anchorage Ordinance
8 (AO) 2004-2 creating special assessment district 1P03 for road improvements to Marston
9 Drive and Foraker Drive; and
10

11 WHEREAS, the total estimated cost of the proposed road improvements has increased
12 from \$1,986,578 to \$4,418,944, resulting in increases to property-owner-approved
13 assessments by more than ten percent (10%); and
14

15 WHEREAS, AMC 19.40.130 specifies that final assessments shall not exceed property-
16 owner-approved assessments by more than ten percent (10%) unless the increased
17 costs are approved by property owners representing over fifty percent (50%) of the new
18 assessable amount; and
19

20 WHEREAS, property owners representing more than fifty percent (50%) of the
21 assessable costs approved the new estimate and assessments through a petition
22 process; and
23

24 WHEREAS, the attached petition roll reflects the new cost estimate and assessments
25 approved by property owners; now therefore,
26

27 THE ANCHORAGE ASSEMBLY ORDAINS:
28

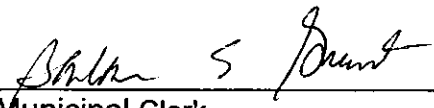
29 **Section 1.** That AO 2004-2 is amended by substituting the attached petition roll for the
30 petition roll approved at creation of the district.
31

32 **Section 2.** This ordinance shall be effective immediately upon passage and approval.

1 PASSED AND APPROVED by the Anchorage Municipal Assembly this 17th day of
2 April, 2007.
3
4

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6 
Chair of the Assembly

7 ATTEST:

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9 
10
11 Municipal Clerk

MUNICIPALITY OF ANCHORAGE
SUMMARY OF ECONOMIC EFFECTS - GENERAL GOVERNMENT

AO Number: 2007- 53

Title: An Ordinance of the Municipality of Anchorage Amending Anchorage Ordinance 2004-2 that Created Special Assessment District 1P03 and Authorized the Proposed Road Improvements to Marston Drive and Foraker Drive.

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

Changes in Expenditures and Revenues (Thousands of Dollars)

Operating Expenditures	FY 07	FY 08	FY 09	FY 10	FY 11
1000 Personnel services	N/A				
2000 Supplies	N/A				
3000 Other services	N/A				
4000 Debt service	52	156	385	385	385
5000 Capital Outlay	NONE	NONE	NONE	NONE	NONE
Total Direct Costs	52	156	385	385	385

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

REVENUES:	NONE	NONE	263	263	263
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CAPITAL:	250	3,383	432		
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POSITIONS: FT, PT AND TEMP	N/A				
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Public Sector Economic Effects: The amended project estimate shows total capital expenditures of \$4,418,944 of which \$354,000 has already been spent. A substantial portion of the capital expenditures, \$3,021,581.94, will be repaid through property-owner-approved special assessments, in accordance with AMC 19.40.100 A. Municipal funding participation is a combination of a code required 30% municipal match and assessments on four municipal park properties within the district and will be paid with road bonds. The debt service was determined by assuming that bonds would be retired over 20 years, with an estimated interest rate of six percent (6%). Revenue projections were based on the same assumptions. Construction is anticipated to begin in 2008 with completion in 2009.

Private Sector Economic Effects: The benefited properties will be assessed a special assessment for construction of the improvements, per the substituted petition roll. Benefiting property owners will be paying \$3,021,581.94 of the project costs in accordance with AMC 19.40.100.A.

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

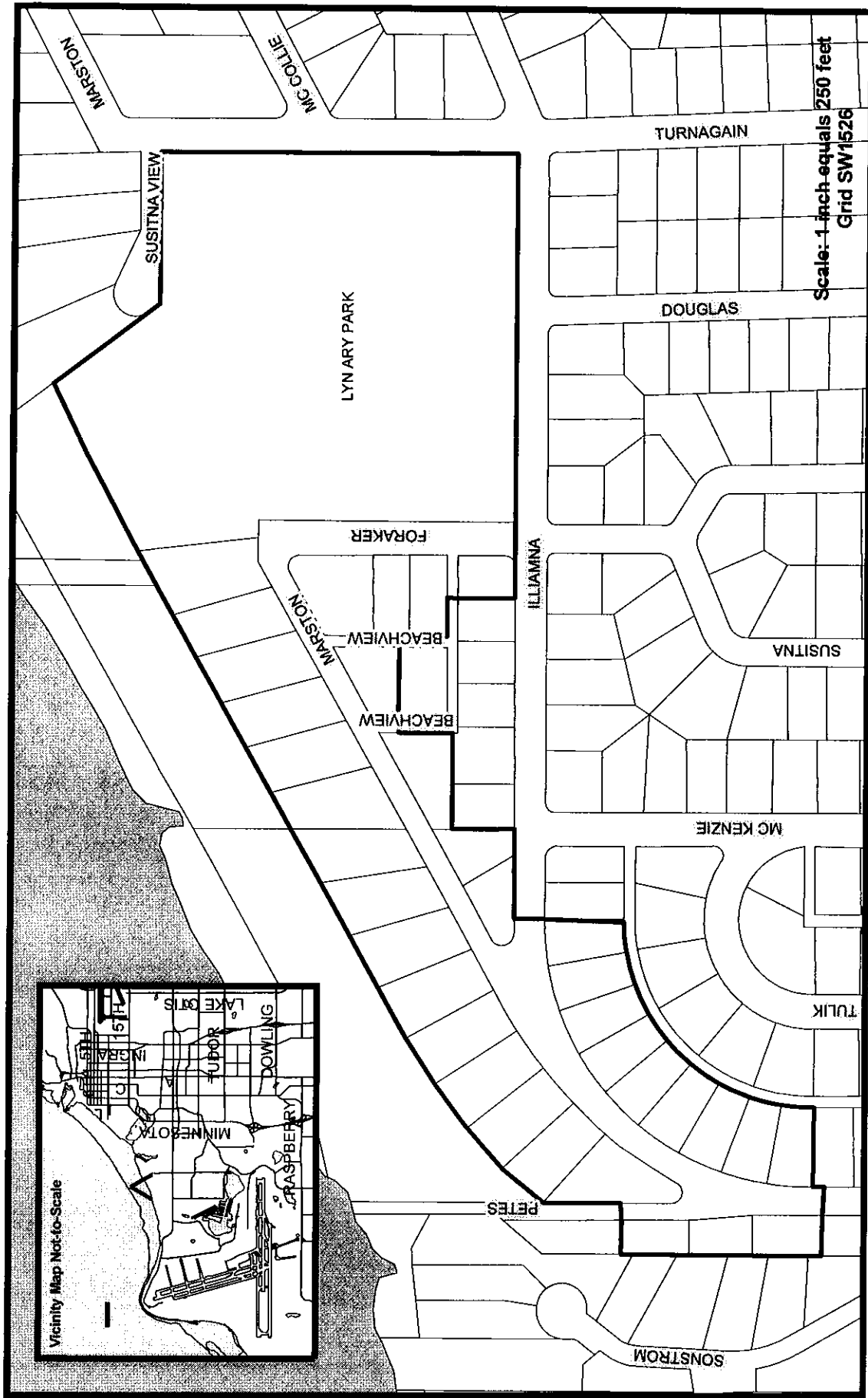
Date: _____

Concurred by: NONE
Director, Affected Agency

Date: _____

Approved by: _____
Executive Manager

Date: _____




Marston Dr/Foraker Dr RID Upgrade

Anchorage Water & Wastewater Utility



Map created
on 10-31-06
by AJU

Legend

 Road Project Boundary

SUBSTITUTE PETITION ROLL FOR AO 2004-2 MARSTON DRIVE/FORAKER DRIVE RID IPO3

ID	TAXID	SUBDIVISION	BLK	LOT	ASSESSMENT SHARE	ESTIMATED ASSESSMENT	YEARS TO PAY	TOTAL INTEREST ESTIMATED AT 6%	ANNUAL P&I ASSESSMENT	TOTAL OF PAYMENTS	Owner of Record: Info to be Removed Prior to Recordation
1	00119305	Turnagain Heights	K	9	2.74%	\$84,612.34	20	\$62,925.45	\$7,376.89	\$147,537.79	Quist, Robert & Maxine
2	00119303	Turnagain Heights	K	10	0.00%	\$0.00	0	\$0.00	\$0.00	\$0.00	Quist, Robert & Maxine*
3	00119304	Park	K	14A	0.00%	\$0.00	0	\$0.00	\$0.00	\$0.00	Quist, Robert & Maxine*
4	00119311	Simonson Estates	C	9	2.06%	\$63,626.22	20	\$47,318.26	\$5,547.22	\$110,944.48	Mucha, Yaro G. & Mildred F.
5	00119312	Simonson Estates	C	10	2.17%	\$67,220.97	20	\$49,991.64	\$5,860.63	\$117,212.61	Mucha, Yaro G. & Mildred F.
6	00119313	Turnagain Heights	K	13A	2.98%	\$92,296.14	20	\$68,639.82	\$8,046.80	\$160,935.96	Hendrickson, F. Gwendolyn
7	00119315	Turnagain Heights	K	11	2.56%	\$79,252.34	20	\$58,939.26	\$6,909.58	\$138,191.60	Hendrickson, F. Gwendolyn
8	00119317	Turnagain Heights	K	2A	2.87%	\$88,769.46	20	\$66,017.06	\$7,739.33	\$154,786.52	Fink, Matthew L.
9	00119318	Turnagain Heights	K	3A	2.87%	\$88,769.46	20	\$66,017.06	\$7,739.33	\$154,786.52	Fink, Matthew L.
10	00119319	Turnagain Heights	K	4A	2.87%	\$88,769.46	20	\$66,017.06	\$7,739.33	\$154,786.52	Wilder, David J. & Jacquelyn C.
11	00119320	Turnagain Heights	K	5A	2.87%	\$88,769.46	20	\$66,017.06	\$7,739.33	\$154,786.52	Wilke, Diane
12	00119321	Turnagain Heights	K	6A	3.06%	\$94,601.79	20	\$70,354.52	\$8,247.82	\$164,956.31	Anderson, Anna Lesa
13	00119322	Simonson Estates	C	8	2.98%	\$92,243.60	20	\$68,600.75	\$8,042.22	\$160,844.34	Spinelli, Charles L
14	00119323	Simonson Estates	C	7	2.87%	\$88,874.29	20	\$66,095.02	\$7,748.47	\$154,969.32	Schmid, David J & Blower, Victoria A
15	00119324	Simonson Estates	C	6	2.87%	\$88,641.75	20	\$65,922.08	\$7,728.19	\$154,563.83	Lefevre, Patricia N.
16	00119325	Simonson Estates	C	5	2.86%	\$88,409.20	20	\$65,749.14	\$7,707.92	\$154,158.34	Fink, Matthew L.
17	00119326	Simonson Estates	C	4	2.85%	\$88,292.93	20	\$65,662.67	\$7,697.78	\$153,955.59	Rush, Clark C. & Marianne B.
18	00119327	Simonson Estates	C	3	2.85%	\$88,292.93	20	\$65,662.67	\$7,697.78	\$153,955.59	White, David W.
19	00119328	Simonson Estates	C	2	2.86%	\$88,409.20	20	\$65,749.14	\$7,707.92	\$154,158.34	Cupples, Lorane O.
20	00119329	Simonson Estates	C	1	2.85%	\$88,176.65	20	\$65,576.20	\$7,687.64	\$153,752.85	Mothe, Corbett R.
*Assessments consolidated in parcel Tax ID 00119305											

3/19/2007

1 of 2

SUBSTITUTE PETITION ROLL FOR AO 2004-2 MARSTON DRIVE/FORAKER DRIVE RID IPO3

ID	TAXID	SUBDIVISION	BLK	LOT	ASSESSMENT SHARE	ESTIMATED ASSESSMENT	YEARS TO PAY	TOTAL INTEREST ESTIMATED AT 6%	ANNUAL P&I ASSESSMENT	TOTAL OF PAYMENTS	Owner of Record: Info to be Removed Prior to Recordation
21	00119330	Marston Park	C		3.18%	\$98,485.60	20	\$73,242.87	\$8,586.42	\$171,728.46	Municipality of Anchorage MOA 5501
22	00119331	Lyn Ary Park Site			10.60%	\$327,954.14	20	\$243,896.59	\$28,592.54	\$571,850.73	Municipality of Anchorage MOA 5501
23	00119336	Turnagain Heights	K	1A	3.11%	\$96,251.88	20	\$71,581.67	\$8,391.68	\$167,833.55	Municipality of Anchorage MOA 5501
24	00119340	Turnagain Heights	K	8A	4.89%	\$151,365.03	20	\$112,568.83	\$13,196.69	\$263,933.85	Grunman, Alexander J. & Karla M.*
25	00119418	Simonson Estates	B	3	2.31%	\$71,318.33	20	\$53,038.81	\$6,217.86	\$124,357.15	Hartley, Sabrina J.
26	00119419	Simonson Estates	B	4	2.41%	\$74,417.13	20	\$55,343.36	\$6,488.02	\$129,760.49	Fink, Matthew L. dba Lincoln Investments
27	00119420	Simonson Estates	B	5	2.41%	\$74,417.13	20	\$55,343.36	\$6,488.02	\$129,760.49	Green, Carolyn S.
28	00119421	Simonson Estates	B	6	2.41%	\$74,417.13	20	\$55,343.36	\$6,488.02	\$129,760.49	Kreig, Raymond A.
29	00119422	Simonson Estates	B	7	2.41%	\$74,417.13	20	\$55,343.36	\$6,488.02	\$129,760.49	Molitor, Michael H.
30	00119423	Simonson Estates	B	8	2.41%	\$74,417.13	20	\$55,343.36	\$6,488.02	\$129,760.49	Hitchins, Clifford L. & Diddy R.
31	00119424	Simonson Estates	B	9	2.41%	\$74,417.13	20	\$55,343.36	\$6,488.02	\$129,760.49	Hitchins, Clifford L. & Diddy R.
32	00119425	Simonson Estates	B	10	2.41%	\$74,417.13	20	\$55,343.36	\$6,488.02	\$129,760.49	Hitchins, Clifford L. & Diddy R.
33	00119426	Simonson Estates	B	11	0.06%	\$1,815.81	5	\$339.52	\$431.07	\$2,155.33	MacLeod, Andrew S. & Aleo- MacLeod, Vanessa V.
34	00119504	C L Plumb		9	2.36%	\$72,964.31	20	\$54,262.91	\$6,361.36	\$127,227.22	Municipality of Anchorage
35	00119502	Petes		2	2.02%	\$62,472.96	20	\$46,460.59	\$5,446.68	\$108,933.55	Curley, James E. & Joan R.
36	00119503	Petes		1	2.26%	\$70,005.77	20	\$52,062.67	\$6,103.42	\$122,068.44	Starlings, Cable
Subtotal of estimated amounts to be collected						\$3,021,581.94					

*Replatted two lots into one.



MUNICIPALITY OF ANCHORAGE ASSEMBLY MEMORANDUM

No. AM 221-2007

Meeting Date: March 27, 2007

FROM: Mayor

SUBJECT: An Ordinance of the Municipality of Anchorage Amending Anchorage Ordinance 2004-2 that Created Special Assessment District 1P03 and Authorized the Proposed Road Improvements to Marston Drive and Foraker Drive.

This ordinance amends AO 2004-2, by substituting a new petition roll that reflects the latest property-owner-approved costs and assessments.

On April 20, 2004, the Anchorage Assembly approved AO 2004-2, creating Special Assessment District 1P03, with a property-owner-approved cost estimate of \$1,986,578. The cost estimate has increased to \$4,418,944. The majority of the cost increases are related to unique engineering requirements related to construction in an area commonly referred to as part of the Turnagain Slide Area, and substantial increases in construction costs.

AMC 19.40.130 specifies that final assessments shall not exceed property-owner-approved assessments by more than 10% unless the increased costs are approved by property owners representing over 50% of the new assessable amount. Property owners approved the new petition roll with 57.00% in favor, 18.56% opposed, and 24.44 % not responding.

Four municipal park parcels are adjacent to the proposed improvements and are included in the district. Final assessments for these park parcels will be paid with road bonds, in accordance with AO 2004-2.

Ordinance amendments are also being submitted for companion special assessment districts for public water and sanitary sewer improvements.

THE ADMINISTRATION SUPPORTS AMENDING ORDINANCE AO 2004-2 AS PROPOSED AND RECOMMENDS THAT A PUBLIC HEARING BE SCHEDULED.

Prepared by: Howard C. Holtan, Director, Project Management & Engineering Department
Concur: James N. Reeves, Municipal Attorney
Concur: Denis C. LeBlanc, Municipal Manager
Respectfully submitted: Mark Begich, Mayor

Content Information**Content ID :** 004913**Type:** Ordinance - AO

Title: AN ORDINANCE AMENDING ANCHORAGE ORDINANCE 2004-2
THAT CREATED SPECIAL ASSESSMENT DISTRICT 1P03 AND
AUTHORIZED THE PROPOSED ROAD IMPROVEMENTS TO
MARSTON DRIVE AND FORAKER DRIVE.

Author: schuringmj**Initiating Dept:** PME

Description: AN ORDINANCE AMENDING ANCHORAGE ORDINANCE 2004-2
THAT CREATED SPECIAL ASSESSMENT DISTRICT 1P03 AND
AUTHORIZED THE PROPOSED ROAD IMPROVEMENTS TO
MARSTON DRIVE AND FORAKER DRIVE.

Keywords: Marston, Foraker, special assessment**Date Prepared:** 3/16/07 10:23 AM**Assembly****Meeting Date** 3/27/07**MM/DD/YY:****Public Hearing** 4/17/07**Date MM/DD/YY:****Workflow History**

Workflow Name	Action Date	Action	User	Security Group	Content ID
AllOrdinanceWorkflow	3/16/07 10:28 AM	Checkin	schuringmj	Public	004913
PME_SubWorkflow	3/16/07 10:52 AM	Approve	holtanhc	Public	004913
OMB_SubWorkflow	3/16/07 11:24 AM	Approve	mitsonjl	Public	004913
Legal_SubWorkflow	3/19/07 11:45 AM	Approve	fehlenrl	Public	004913
MuniManager_SubWorkflow	3/19/07 11:49 AM	Approve	leblancdc	Public	004913
MuniMgrCoord_SubWorkflow	3/19/07 11:50 AM	Approve	maglaquijp	Public	004913

M.O.A.
 2007 MAR 19 PM 12:04
 CLEMAS OFFICE