

Postponed Indefinitely
8/28/07

Submitted by: Chair of the Assembly at the
Request of the Mayor
Prepared by: Anchorage Water and
Wastewater Utility
For reading: June 26, 2007

ANCHORAGE, ALASKA

AO NO. 2007- 90

**AN ORDINANCE CREATING MAUI INDUSTRIAL PARK AREA LATERAL SANITARY
SEWER SPECIAL ASSESSMENT DISTRICT 2116, AND DETERMINING TO PROCEED
WITH THE PROPOSED IMPROVEMENTS THEREIN.**

THE ANCHORAGE ASSEMBLY FINDS THAT:

- A.** The Municipality has been petitioned to create a special assessment district for the construction of sanitary sewer improvements described in paragraph "C" below, within the area described in paragraph "D" below;
- B.** The petition to create the special assessment district has been signed by sufficient and proper owners and has been filed with the Municipal Clerk;
- C.** The sanitary sewer improvements include all necessary sanitary sewer main piping and appurtenances required to serve the area described in paragraph "D" below and as shown on the attached map;
- D.** The sanitary sewer improvements described above are necessary and will benefit the following described property which will be assessed for said improvements:
- Maui Industrial Park Subdivision - Block 1, Lots 1, 2, 3 Rem, 4 Rem, 5 and 6;
Maui Industrial Park Subdivision - Block 2, Lots 1 Rem, 2, and 3 Rem;
Maui Industrial Park Subdivision - Block 3, Lots 1 and 2A;
Seventy Acre Subdivision - TR A;
T12N R3W SEC 18 Subdivision - Lot 3 PTN;
T12N R3W SEC 18 Subdivision - Lot 4 (SEC LT) REM;
T12N R3W SEC 18 Subdivision - NE4SW4 REM PARCEL 12; and,
T12N R4W SEC 13 Subdivision - W2SE4 PTN (N PTN);
- E.** The total cost of the proposed sanitary sewer improvement is estimated at \$4,701,341.99. Said estimated cost will be prorated by the benefited area assessment methodology as delineated in the Anchorage Wastewater Utility Tariff, as supported by sufficient and proper owners, and as shown on the attached preliminary assessment roll; and
- F.** At its June 6, 2007 meeting, the AWWU Authority Board reviewed and took no exception to the creation of the lateral improvement district; now, therefore,

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. There is established Maui Industrial Park Area Sanitary Sewer Lateral Special Assessment District 2116, consisting of the area described in paragraph "D" above.

Section 2. The Municipality shall proceed with the proposed Sanitary Sewer improvements as described.

Section 3. An account shall be kept of all costs of the proposed improvements.

Section 4. After the improvements have been completed and the cost of the improvements known, the Mayor shall prepare a final assessment roll for this sewer special assessment district.

Section 5. The authorized percentage of the cost, or rate to be assessed against the property, shall be computed in accordance with the Anchorage Municipal Code and Anchorage Wastewater Utility Tariff in effect at the time the assessment roll is approved by the Municipal Assembly. Costs shall be assessed to benefited property in the sanitary sewer special assessment district by the *benefited area assessment method* prescribed in the Tariff, such that a benefited parcel's pro rata share of the costs shall be computed by multiplying the total assessed project cost by a fraction determined by dividing the benefited area of the parcel by the total benefited area for the improvement. Additionally, a Special Assessment Collection Charge as authorized by the Municipal Code and Wastewater Utility Tariff will be charged annually to each active account.

Section 6. The Mayor shall cause this ordinance to be recorded in the office of the Anchorage District Recorder.

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

PASSED AND APPROVED by the Anchorage Assembly this _____ day of _____, 20____.

Chair

ATTEST:

Municipal Clerk

Municipality of Anchorage

Summary of Economic Effects – Utilities

AO Number: 2007- 90

Title: **AN ORDINANCE CREATING MAUI INDUSTRIAL PARK AREA
SANITARY SEWER LATERAL SPECIAL ASSESSMENT
DISTRICT 2116, AND DETERMINING TO PROCEED WITH THE
PROPOSED IMPROVEMENTS THEREIN.**

Sponsor: MAYOR

Preparing Agency: AWWU

Others Affected: N/A

CHANGES IN EXPENDITURES AND REVENUES (Thousands of Dollars)

Operating Revenues:	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012
Total Operating Revenues:	0	5.3	5.3	5.3	5.3
Operating Expenses:					
Total Operating Expenses:	0	5.3	5.3	5.3	5.3
Non-Operating Revenues:					
Total Non-Operating Revenues:	0	119.7	119.7	119.7	119.7
Non-Operating Expenses					
Total Non-Operating Expenses:	0	119.7	119.7	119.7	119.7
NET INCOME (Regulated)	0	0	0	0	0
Positions: FT/PT/TEMP	0	0	0	0	0

Impact on General Government: NO

Public Sector Economic Effects: The Utility anticipates installation of the improvement in 2008. Annual projected revenue and interest earnings for this project equal \$124,948.22 estimated from 2009 forward. Total projected operational and interest expense is also estimated to be \$124,948.22, 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.

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.

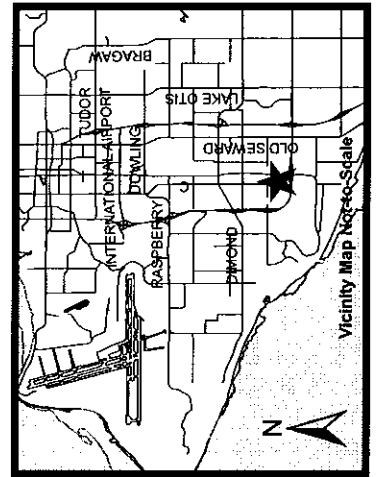
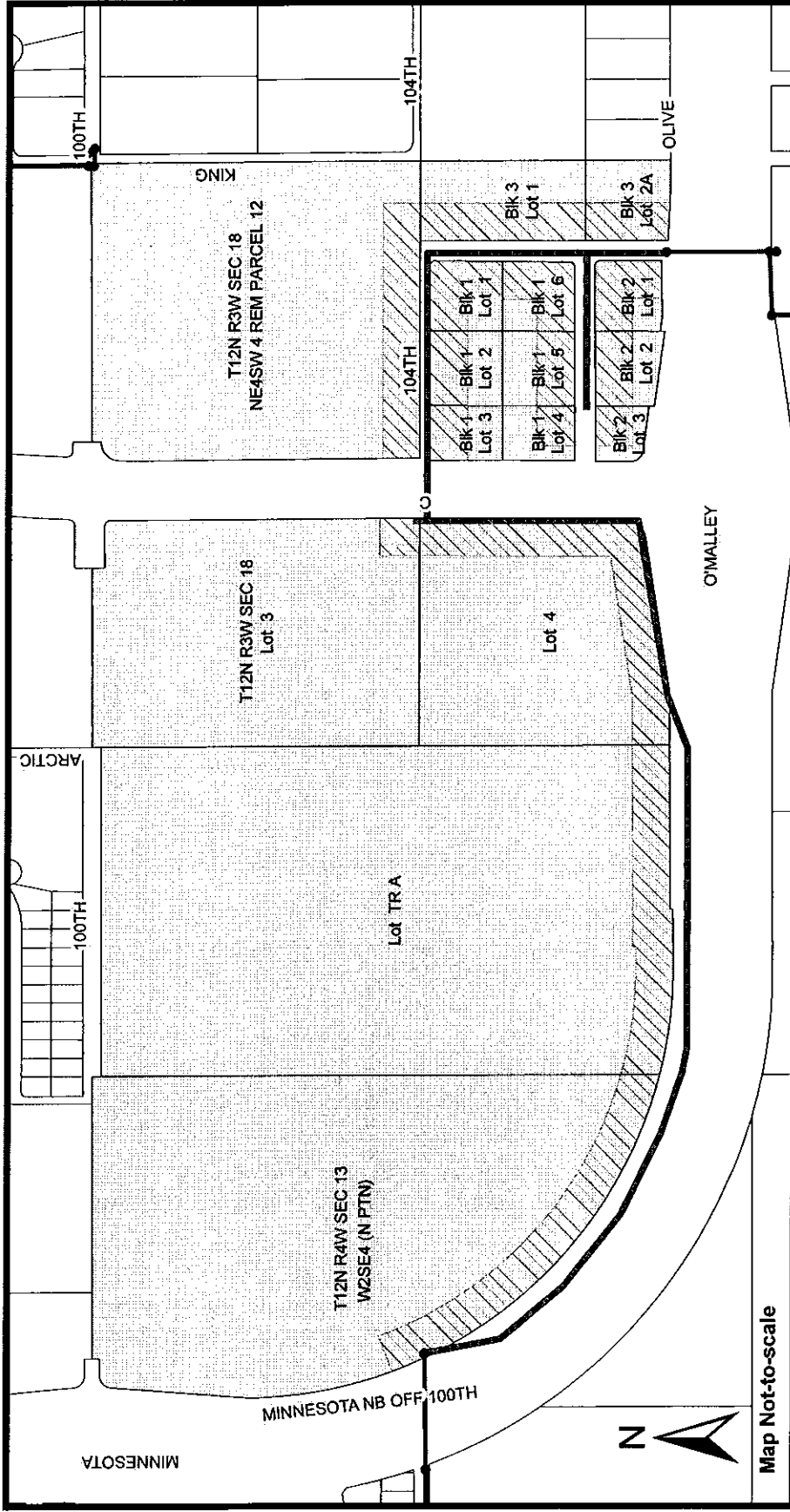
Prepared By: Brian Baus, AWWU Acting Planning Supervisor

Telephone: 564-2765

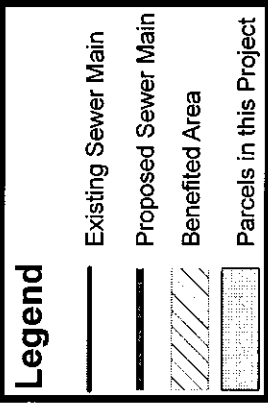
Approved by: Mark Premo, P.E., General Manager, AWWU

Date: _____

(Director, Preparing Agency)



Map created on 1-25-07 by AJU



MAUI INDUSTRIAL PARK AREA LID-2116

Anchorage Water & Wastewater Utility

MAUI INDUSTRIAL PARK AREA
Lateral Improvement District
Preliminary Assessment Roll AMS 2116

Interest Rate: 4.832%

Line No.	Tax Code	Legal Description	Total Area	Lateral Assessed Area	Lateral Principal	Lateral No. Years	Lateral Payment Amount	Owner
1	016-042-09	MAUI INDUSTRIAL PARK BLK 1 LT 1	81,066	63,098	\$255,915.11	20	\$19,310.70	OILFIELD TRANSPORT INC
2	016-042-10	MAUI INDUSTRIAL PARK BLK 1 LT 2	86,952	44,999	\$182,508.54	20	\$13,771.63	KUZNICKI GARY C & CHRISTINA M
3	016-042-11	MAUI INDUSTRIAL PARK BLK 1 LT 3 REM	63,074	32,625	\$132,321.63	20	\$9,984.65	INGALLS HAL
4	016-042-12	MAUI INDUSTRIAL PARK BLK 1 LT 4 REM	63,538	24,197	\$98,139.05	20	\$7,405.32	INGALLS HALETTE E
5	016-042-13	MAUI INDUSTRIAL PARK BLK 1 LT 5	87,000	45,137	\$183,068.25	20	\$13,813.86	FREDERICK, KOVAC, DITTMAN, & FRIEDMAN
6	016-042-14	MAUI INDUSTRIAL PARK BLK 1 LT 6	81,114	63,205	\$256,349.08	20	\$19,343.44	MINICH HENRY G
7	016-042-15	MAUI INDUSTRIAL PARK BLK 2 LT 1 REM	75,159	59,729	\$242,251.00	20	\$18,279.64	BELL GREGORY W & LANA L
8	016-042-16	MAUI INDUSTRIAL PARK BLK 2 LT 2	77,124	44,946	\$182,293.58	20	\$13,755.40	MINNESOTA VENTURES LLC
9	016-042-17	MAUI INDUSTRIAL PARK BLK 2 LT 3 REM	43,821	23,964	\$97,194.04	20	\$7,334.01	MAUI SUBD PARTNERSHIP
10	016-042-08	MAUI INDUSTRIAL PARK BLK 3 LT 1	211,148	74,439	\$301,912.34	20	\$22,781.53	UDELHOVEN OILFIELD SYSTEM SERVICES INC
11	016-042-07	MAUI INDUSTRIAL PARK BLK 3 LT 2A REM	107,828	50,029	\$202,909.39	20	\$15,311.02	FORD EARL W & CHERI D
12	012-611-02	SEVENTY ACRE TR A	3,005,466	150,284	\$609,527.18	20	\$45,993.35	MOA REAL ESTATE SERVICES PARKS & RECREATION
13	016-042-40	T12N R3W SEC 18 LT 3 PTN	1,187,663	18,037	\$73,155.10	20	\$5,520.10	MARTENS WALLACE
14	016-042-39	T12N R3W SEC 18 LT 4 (SEC LT) REM	864,086	185,216	\$751,205.63	20	\$56,684.05	CIRI LAND DEVELOPMENT COMPANY
15	016-042-02	T12N R3W SEC 18 NE4SW4 REM PARCEL 12	1,563,107	114,545	\$464,575.68	20	\$35,055.69	NORCON INC
16	012-611-03	T12N R4W SEC 13 W2SE4 PTN (N PTN)	2,189,532	164,705	\$668,016.39	20	\$50,406.80	COOK INLET REGION INC LAND DEPARTMENT
			Total		\$4,701,341.99			

MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 402 -2007

Meeting Date: June 26, 2007

From: MAYOR

Subject: AN ORDINANCE CREATING MAUI INDUSTRIAL AREA SANITARY SEWER LATERAL SPECIAL ASSESSMENT DISTRICT 2116, AND DETERMINING TO PROCEED WITH THE PROPOSED IMPROVEMENTS THEREIN.

This ordinance supports creation of Maui Industrial Park Area Sanitary Sewer Lateral Special Assessment District 2116. The proposed sanitary sewer lateral special assessment district (LID) is located at O'Malley Road and C Street. The estimated cost to construct this LID is \$4,701,341.99, which includes all necessary piping and appurtenances required for an approved public sanitary sewer system.

This special assessment district, benefiting sixteen (16) properties, was petition initiated. Property owners first voted by majority to allocate improvement district costs by benefited area assessment methodology.

On a second ballot allocating estimated costs by the selected benefited area assessment methodology, property owners who will bear more than fifty percent (50%) of the estimated assessable cost of the improvement voted to create this district:

FOR CREATION:	51.89%
AGAINST CREATION:	35.15%
NONRESPONSIVE:	<u>12.96%</u>
TOTAL:	100.00%

The parcels benefiting from this LID are either undeveloped or presently being served by individual on-site wastewater disposal systems.

Informal public meetings were conducted at Anchorage Water and Wastewater Utility's headquarters building at 3000 Arctic Boulevard for each ballot referenced above. All questions asked were answered.

The passage of this ordinance will have a fiscal impact on one (1) Municipal owned property.

Item #	Tax Code	Legal Description	Municipal Authority	Estimated Assessment
12	012-611-02	Seventy Acre TR A	Parks and Recreation	\$609,527.18

1 The AWWU Authority Board reviewed and took no exception to this ordinance at its
2 regular meeting of June 6, 2007.
3

4 **THE ADMINISTRATION SUPPORTS THE NECESSARY IMPROVEMENTS IN**
5 **MAUI INDUSTRIAL AREA SANITARY SEWER LATERAL SPECIAL**
6 **ASSESSMENT DISTRICT 2116 AND RECOMMENDS APPROVAL OF AN**
7 **ORDINANCE CREATING MAUI INDUSTRIAL AREA SANITARY SEWER**
8 **LATERAL SPECIAL ASSESSMENT DISTRICT 2116, AND DETERMINING TO**
9 **PROCEED WITH THE PROPOSED IMPROVEMENTS THEREIN.**
10

11 Prepared by: Mark Premo, P.E., General Manager, AWWU
12 Concur: James N. Reeves, Municipal Attorney
13 Concur: Denis C. LeBlanc, Municipal Manager
14 Respectfully submitted: Mark Begich, Mayor

Content Information**Content ID :** 005171**Type:** Ordinance - AO

Title: AN ORDINANCE CREATING MAUI INDUSTRIAL PARK AREA LATERAL
SANITARY SEWER SPECIAL ASSESSMENT DISTRICT 2116, AND
DETERMINING TO PROCEED WITH THE PROPOSED
IMPROVEMENTS THEREIN

Author: gibsonam

Initiating
Dept: AWWU

Date
Prepared: 6/8/07 2:57 PM

Director
Name: Mark Premo

Assembly
Meeting 6/26/07

Date:
Public
Hearing Date: 7/17/07 7/24/07

M.O.A.
 2007 JUN 18 AM 10:35
 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>
AllOrdinanceWorkflow	6/8/07 2:59 PM	Checkin	gibsonam	Public	005171
AWWU_SubWorkflow	6/8/07 4:02 PM	Approve	premomc	Public	005171
OMB_SubWorkflow	6/11/07 8:06 AM	Approve	mitsonjl	Public	005171
Legal_SubWorkflow	6/11/07 1:14 PM	Approve	fehlenrl	Public	005171
MuniManager_SubWorkflow	6/15/07 2:09 PM	Approve	abbottmk	Public	005171
MuniMgrCoord_SubWorkflow	6/15/07 2:09 PM	Approve	abbottmk	Public	005171