

Submitted by: Chairman of the Assembly at the  
request of the Mayor  
Prepared by: Project Management & Engineering  
Department  
For Reading: May 22, 2007

CITY OF ANCHORAGE  
COUNCIL  
Date: 6-22-07

ANCHORAGE, ALASKA  
AR No. 2007- 135

1 A RESOLUTION OF THE MUNICIPALITY OF ANCHORAGE APPROVING  
2 STRAWBERRY ROAD WATER SERVICE LINE EXTENSIONS AND PROVIDING  
3 FOR ASSESSMENT OF RELATED CHARGES TO BENEFITED PROPERTIES AT  
4 TIME OF CONNECTION

5  
6 WHEREAS, Alaska State Statute 42.05.385 and Anchorage Municipal Code 19.90  
7 mandate that when a water line extension will create, or has the potential of creating, any  
8 charge or assessment against adjacent property, the water line extension may not be  
9 constructed unless the legislative body of each municipality through which the extension  
10 passes has approved the extension; and

11  
12 WHEREAS, the Municipality of Anchorage, Project Management & Engineering  
13 Department (PM&E) plans to reconstruct and upgrade Strawberry Road between Jewel  
14 Lake Road and Northwood Drive to urban collector standards. These standards include,  
15 but are not necessarily limited to pavement, curbs, pedestrian amenities, storm drain  
16 facilities, street lights, traffic devices and landscaping. The roadway prism may be a  
17 composite of classified fill, geotextile fabric, insulation board, concrete curb and asphalt  
18 paving; and

19  
20 WHEREAS, there exists or will exist water mains aligned along (and longitudinal to)  
21 these roadway segments. Along the project alignment, there remain several locations  
22 where water service lines have not been extended from the existing or proposed mains to  
23 adjacent properties for benefit of connection; and

24  
25 WHEREAS, the roadway project offers a window of opportunity to coordinate and place  
26 the water service lines, it will be economically and technically advantageous that these  
27 activities occur during the same construction effort. Placing service lines at a later date,  
28 after the roadway upgrades are complete, would require cutting into the upgraded  
29 roadway/pedestrian improvements, interruption to the traveling public, and restoration of all  
30 disturbed composite roadway prism materials and surface improvements. These conditions  
31 contribute to work described as moderately difficult and expensive; and

32  
33 WHEREAS, Anchorage Municipal Code Section 19.40.060 authorizes assessment for  
34 water connections for property benefited by the street improvement upon application of the  
35 property owner; and

36  
37 WHEREAS, PM&E plans to construct water service connections to parcels identified  
38 within the road project limits that currently lack water service connections and have no

alternative for extending, notwithstanding those parcels where the owner has been non-responsive; and

WHEREAS, the installation of the water service connections will specially benefit properties included on the attached preliminary assessment roll, and in doing so will create potential assessments against them; now therefore

THE ANCHORAGE ASSEMBLY RESOLVES:

Section 1. It is in the best interest of the community that said water service connection installation proceed.

Section 2. PM&E shall keep an accurate account of all costs of each individual water service connection installation. PM&E shall transmit certified costs of these installations to Anchorage Water & Wastewater Utility (AWWU), proof of payment and record drawings within 90 days of the roadway project passing a final inspection.

Section 3. After the road improvements have been completed and the costs of the water service installation costs are known, the Mayor shall cause the computation of all applicable water service connection assessment charges.

Section 4. At such time as a property cited on the attached assessment roll extends water service onto the property, the respective assessment charge for the water service installation shall be levied in accordance with Municipal Code and the AWWU Water Utility Tariff in effect at the time.

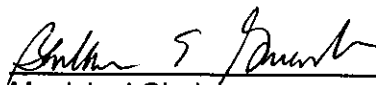
Section 5. A special assessment collection charge, as authorized in Rules Section 13.4 and 15.1 of the Water Utility Tariff, in effect at the time the water service connection assessment is levied, will be charged to those properties identified in this resolution.

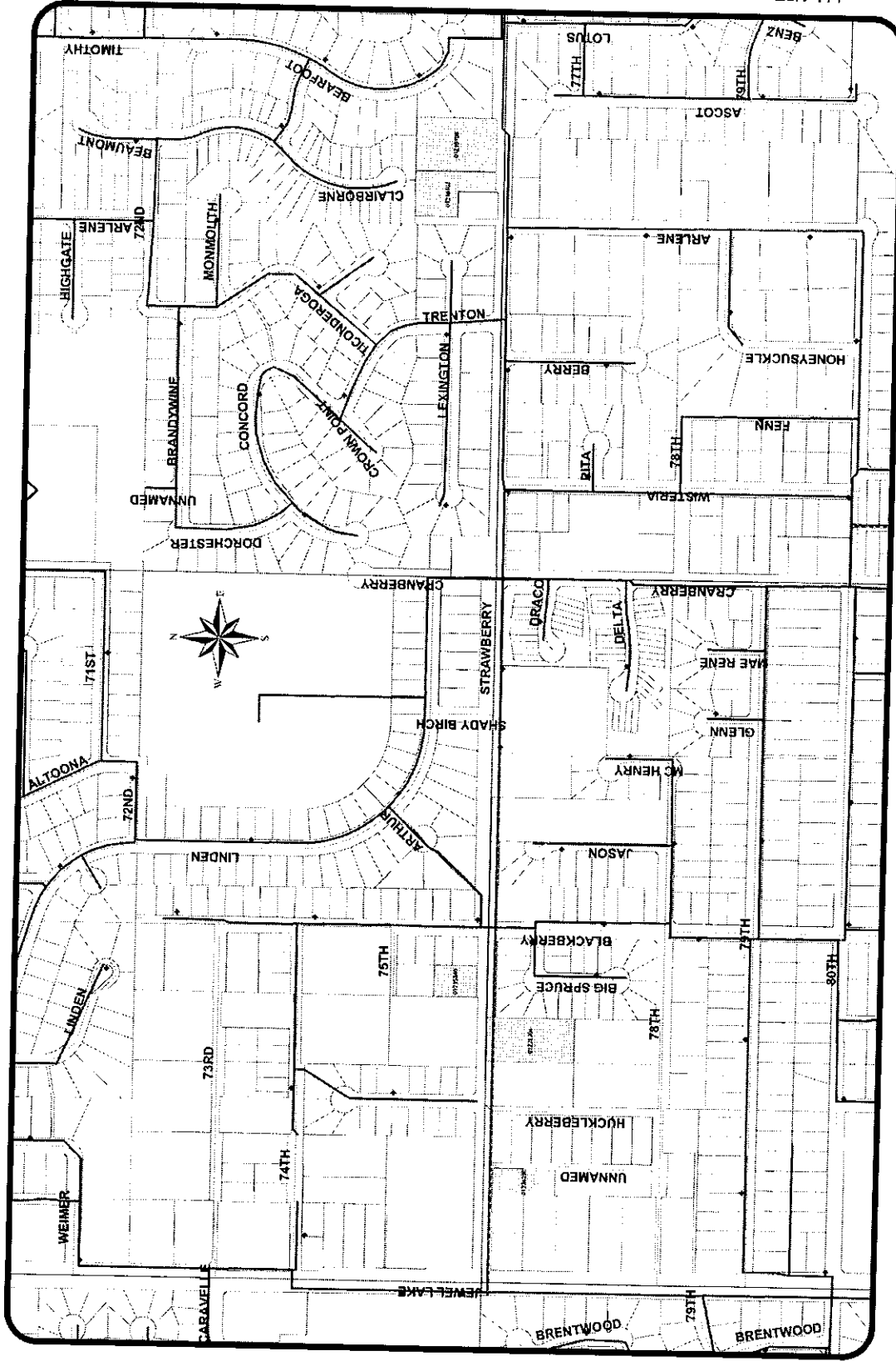
Section 6. This resolution shall take effect immediately upon passage and approval by the Anchorage Municipal Assembly.

PASSED AND APPROVED by the Anchorage Municipal Assembly this 12<sup>th</sup> day of June, 2007.

  
Chair




ATTEST:

  
Municipal Clerk



**Strawberry Road Water Service Connections**  
**Municipality of Anchorage**  
**Project Management & Engineering**  
**PME File No. 90-007**

**Legend**

-  Future Water
-  Existing Water
-  Service Connection Location

**PME STRAWBERRY ROAD SERVICE  
CONNECTIONS  
Capital Improvements Project - Water  
PM&E Project Number 90-007  
Preliminary Assessment Roll**

Item	Tax Code	Legal Description	Size	Estimated Unit Cost	Units	Tax Lot Owner	Limits
1	012-153-46	HANSEN SAND LAKE	LT 16A				
2	012-242-04	T12N R4W SEC 11	E2NW4NE4NW4NW4	\$3,500	1	ANDERSON WAYNE C & DEBRA E	AWWU
3	012-242-56	STRAWBERRY PATCH	BLK 1 LT 1	\$3,500	1	MARSHALL DALE R & PATRICIA M	AWWU
4	012-161-07	MALNARICK	LT 1	\$3,500	1	HENNING JOHN E & JOANNE MARIE	AWWU
5	012-161-08	MALNARICK	LT 2	\$3,500	1	MALNARICK TAL 50% & LYDIA 50%	PME
				\$4,000	1	MALNARICK FAMILY TRUST	PME

*Service Connections to the following parcels were requested by the Property Owners and will be installed by AWWU in conjunction with the Strawberry Road Water Mainline Extension Project*

012-153-21	HANSEN SAND LAKE	LT 17	1.5"	\$4,000	1	REYNOLDS P 50% & REYNOLDS K 50%	AWWU
012-153-83	HANSEN SAND LAKE	LT 19A	8"	\$22,000	1	PRESBYTERY OF YUKON INC	AWWU
012-242-41	OSMOND OLSON	LT 1B	1"	\$3,500	1	FORAKER SALLY A & RODGER W	AWWU
012-245-24	MCHENRY	TR A	1.5"	\$4,000	1	HOLEMAN CURTIS 50% & KYTTLE B	AWWU



# MUNICIPALITY OF ANCHORAGE

## ASSEMBLY MEMORANDUM

No. AM 357 -2007

Meeting Date: May 22, 2007

1     **From:**     Mayor

2  
3     **Subject:**   A Resolution Approving Extension of Anchorage Water & Wastewater Utility  
4                   (AWWU) Water Service Lines within the Strawberry Road Reconstruction  
5                   Project and Providing for Assessment of Related Charges to Benefited  
6                   Properties at time of Connection

7  
8     AMC 19.90 and A.S. 42.05.385 require the Assembly's approval to construct a water line  
9     extension where the extension will create charges or assessments against the adjacent  
10    properties. A public hearing is required prior to Assembly action.

11  
12    The Project Management & Engineering Department (PM&E) plans to reconstruct Strawberry  
13    Road between Jewel Lake Road and Northwood Drive (Project No. 90-07). Public water  
14    mains are either already located in the project limits or will be installed in conjunction with this  
15    project. As part of the work, PM&E proposes to construct water service connection pipe  
16    "stubs" to parcels identified within the road project limits. They are proposed where the  
17    property owner has requested, or where there is a reasonable expectation for a property  
18    owner to request or expect this coordination. Such coordination has the intent of minimizing  
19    future disturbance to the newly constructed roadway, interruption to the traveling public, and  
20    additional installation costs.

21  
22    The modern non-frost-susceptible urban roadway section has evolved into a composite  
23    cross-section of geotechnical fabric, classified gravel fill, insulation board, concrete curb and  
24    asphalt pavement, resulting in a structure that has become difficult and expensive to repair to  
25    its original condition after a utility road cut. It is now imperative that all foreseeable deep  
26    utilities be installed beneath the road cross-section before its reconstruction/upgrade.

27  
28    Initially PM&E will bear the total cost of the roadway improvements. When a property owner  
29    benefited by a proposed water service "stub" extends the water service onto the property,  
30    PM&E, with AWWU's assistance, shall recover the associated costs through the Levy Upon  
31    Connection assessment procedures as authorized by the current Municipal Code and Utility  
32    Tariff.

33  
34    The properties benefiting from the proposed construction are identified on the preliminary  
35    assessment roll which is made part of the resolution carried by this memorandum. As each of  
36    these properties seek connection, the parcel's assessable water service connection costs will  
37    be presented to the Assembly for levy confirmation and approval.

38  
39    The passage of this resolution will have no fiscal impact on Municipally-owned parcels.

40  
41    Prepared by: Howard C. Holtan, Director, Project Management & Engineering Department  
42    Concur: James N. Reeves, Municipal Attorney  
43    Concur: Mark Premo, General Manager, Anchorage Water & Wastewater Utility  
44    Concur: Denis C. LeBlanc, Municipal Manager  
45    Respectfully submitted: Mark Begich, Mayor

**Content Information****Content ID :** 005033**Type:** AR\_AllOther - All Other Resolutions

A Resolution Approving Extension of Water Service Lines within the

**Title:** Strawberry Road Reconstruction Project and Providing for Assessment of Related Charges to Benefited Properties at time of Connection**Author:** rerkosp**Initiating Dept:** PME\_Projects**Review Depts:** AWWU

A Resolution Approving Extension of Water Service Lines within the

**Description:** Strawberry Road Reconstruction Project and Providing for Assessment of Related Charges to Benefited Properties at time of Connection**Date Prepared:** 4/20/07 10:44 AM**Director Name:** Howard C. Holtan**Assembly Meeting** 5/22/07**Date MM/DD/YY:****Public Hearing Date** 6/12/07  
**MM/DD/YY:**2007 MAY 11 PM 4:29  
CLEAN'S OFFICE

M.O.A.

**Workflow History**

<b>Workflow Name</b>	<b>Action Date</b>	<b>Action</b>	<b>User</b>	<b>Security Group</b>	<b>Content ID</b>
AllOtherARWorkflow	4/20/07 10:52 AM	Checkin	rerkosp	Public	005033
PME_Projects_SubWorkflow	4/20/07 10:59 AM	Approve	hansenjw	Public	005033
AllOtherARWorkflow	4/24/07 8:29 AM	Reject	holtanhc	Public	005033
AllOtherARWorkflow	4/24/07 9:29 AM	Checkin	rerkosp	Public	005033
PME_Projects_SubWorkflow	4/24/07 9:33 AM	Approve	hansenjw	Public	005033
PME_Projects_SubWorkflow	5/8/07 3:42 PM	Approve	holtanhc	Public	005033
AllOtherARWorkflow	5/9/07 10:33 AM	Reject	premome	Public	005033
AllOtherARWorkflow	5/9/07 1:36 PM	Checkin	rerkosp	Public	005033
PME_Projects_SubWorkflow	5/9/07 2:11 PM	Approve	hansenjw	Public	005033
PME_Projects_SubWorkflow	5/10/07 7:15 AM	Approve	holtanhc	Public	005033
AWWU_SubWorkflow	5/10/07 10:23 AM	Approve	premome	Public	005033
MuniManager_SubWorkflow	5/11/07 12:28 PM	Approve	leblancdc	Public	005033
MuniMgrCoord_SubWorkflow	5/11/07 3:07 PM	Approve	abbottmk	Public	005033