

Submitted by: Chair of the Assembly
at the Request of the Mayor
Prepared by: Project Management
& Engineering Department
For Reading: June 10, 2008

CLERK'S OFFICE

APPROVED

Date: 7-16-08

ANCHORAGE, ALASKA
AO NO. 2008- 73

1 AN ORDINANCE OF THE MUNICIPALITY OF ANCHORAGE CREATING SPECIAL
2 ASSESSMENT DISTRICT 08-10 FOR CONSTRUCTION OF A GAS LINE EXTENSION
3 TO SERVE THE POTTER HEIGHTS SUBDIVISION AREA, AND DETERMINING TO
4 PROCEED WITH PROPOSED IMPROVEMENTS THEREIN.

5
6
7 WHEREAS, benefiting property owners requested that a petition be circulated for creation
8 of a Special Assessment District to construct a gas line extension, as shown on the
9 attached map; and

10
11 WHEREAS, this aforementioned petition has been signed and approved by owners
12 of properties which will bear more than fifty percent (50%) of the estimated assessable cost
13 of the improvements; and

14
15 WHEREAS, the aforementioned public improvements are necessary and of benefit
16 to the following described properties which are also shown on the attached map:

- 17
18 • Lots 1-7 of Block 1 of Potter Heights Subdivision
19 • Lots 1-10 of Block 2 of Potter Heights Subdivision
20 • T11N, R3W, Sec 14, Portion N 1/2
21 • T11N, R3W, Sec 14, NE4NW4SW4NE4
22 • T11N, R3W, Sec 14, NW4NW4NE4

23
24 WHEREAS, the property-owner-approved estimate for the project is \$46,500, as
25 prescribed in AMC 19.40.090; therefore,

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. There is established Special Assessment District 08-10, comprised of the properties previously herein described.

Section 2. The Municipality shall proceed with the aforementioned improvements.

Section 3. The Municipality shall pursue the necessary funding.

Section 4. Costs assessed to benefited parcels shall be one hundred percent (100%) of all project costs after the total project cost has been reduced by any grants.

Section 5. Assessments levied pursuant to this Ordinance shall be based on equal benefit for receiving the same service as determined in the property-owner shares shown in the attached assessment roll. The Assembly finds that assessments calculated on this basis are proportionate to the benefit received from the improvements.

Section 6. An account shall be kept of all project costs and, after completion of the improvement, a final assessment roll shall be prepared and presented to the Assembly for the purpose of confirming and levying final assessments.

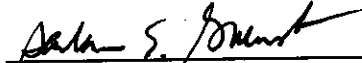
Section 7. The Mayor forthwith shall cause this Ordinance to be recorded in the office of the Anchorage District Recorder.

Section 8. This ordinance shall be effective immediately upon its passage and approval.

PASSED AND APPROVED by the Anchorage Municipal Assembly this 16th day of July, 2008.


Chair

ATTEST:


Municipal Clerk

AO Number: 2008-73 Title: AO CREATING SPECIAL ASSESSMENT DISTRICT 08-10
POTTER HEIGHTS SUBDIVISION AREA GAS IMPROVEMENT DISTRICT

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

Changes in Expenditures and Revenues

(Thousands of Dollars)

Operating Expenditures	FY 08	FY 09	FY 10	FY 11
1000 Personnel services				
2000 Supplies				
3000 Other services				
4000 Debt service		0	0	0
5000 Capital Outlay		NONE	NONE	NONE
Total Direct Costs				

ADD: 6000 Charge from others				
LESS: 7000 Charge to others				
FUNCTION COST:				

REVENUES:	None	11	11	11
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CAPITAL:	47	0	0	0
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POSITIONS: FT, PT AND TEMP				
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Public Sector Economic Effects: This project will be financed by the Municipality. The estimated cost of this project is \$46,500. In accordance with AMC 19.40, 100% of this cost is assessable. The Expenditure and Revenue information assumes 2008 construction.

Private Sector Economic Effects: After completion of the project, property owners will be assessed 100% of the actual cost, which is estimated at \$46,500. Assessments will be in the manner as stated on the attached petition roll, with annual estimated principal and interest revenues of \$11,038.93 over five years, with interest estimated at 6 percent.

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: Jerry Hansen
Acting Director, Preparing Agency

Date: _____

Concurred by: NONE
Director, Affected Agency

Date: _____

Approved by: _____
Executive Manager

Date: _____



**MUNICIPALITY OF ANCHORAGE
ASSEMBLY MEMORANDUM**

No. AM 360 -2008

Meeting Date: June 10, 2008

FROM: Mayor

SUBJECT: An Ordinance of the Municipality of Anchorage Creating Special Assessment District 08-10 for Construction of a Gas Line Extension to serve the Potter Heights Subdivision Area, and Determining to Proceed with Proposed Improvements Therein.

A petition for construction of a gas line extension to serve the Potter Heights Subdivision Area (GID) program has been approved by property owners representing over 50% of the estimated assessable project cost. The petition concluded with 14 property owners representing 70% in favor, one property owner representing 5% opposed, and 5 property owners representing 25% not responding.

The property-owner-approved estimate for the GID improvements is \$46,500. The estimated assessable share is 100% or \$46,500. Assessment shares for each parcel were calculated on an equal basis since all parcels receive equal benefit, in accordance with AMC 19.40.090.

The project will be designed and constructed by Enstar. Construction is expected in 2008. An extension agreement with Enstar is being finalized.

One Heritage Land Bank parcel is included in this assessment district. The Land Bank supports this improvement district.

THE ADMINISTRATION SUPPORTS CREATION OF SPECIAL ASSESSMENT DISTRICT 08-10 AND RECOMMENDS THAT A PUBLIC HEARING BE SCHEDULED FOR THIS ORDINANCE.

Prepared by: Jerry Hansen, Acting Director, Project Management & Engineering Department

Concur: James N. Reeves, Municipal Attorney

Concur: Michael K. Abbott, Municipal Manager

Respectfully submitted: Mark Begich, Mayor

Petition Roll for Special Assessment District 08 - 10

Potter Heights Subdivision Area Gas Improvement District

ID	TaxID	APP	Subdivision	Block	Lot	Owner of Record (Names to be removed prior to recording)	Property Owner Share	Estimated Assessment	Years to Pay	Annual P&I Payment	Property Owner Response
1	02028102	000	T11N R3W Sec 14 Portion N 1/2			MOA, Heritage Land Bank	5.00%	\$2,325.00	5	\$551.95	IN FAVOR
2	02028121	000	T11N R3W Sec 14 NE4NW4SW4NE4			Krolick, Darrell	5.00%	\$2,325.00	5	\$551.95	IN FAVOR
3	02028122	000	T11N R3W Sec 14 NW4NW4NE4			Green, Justin c/o Alaska Demolition	5.00%	\$2,325.00	5	\$551.95	UNSTATED
4	02028126	000	Potter Heights	1	1	Cooke, Steven A	5.00%	\$2,325.00	5	\$551.95	IN FAVOR
5	02028127	000	Potter Heights	1	2	Deal, Timothy Edward & Denise Kay	5.00%	\$2,325.00	5	\$551.95	OPPOSED
6	02028128	000	Potter Heights	1	3	Earsley, Joseph & Jami	5.00%	\$2,325.00	5	\$551.95	IN FAVOR
7	02028129	000	Potter Heights	1	4	Earsley, Joseph & Jami	5.00%	\$2,325.00	5	\$551.95	IN FAVOR
8	02028130	000	Potter Heights	1	5	Harvey, Andrew & Tobi	5.00%	\$2,325.00	5	\$551.95	IN FAVOR
9	02028131	000	Potter Heights	1	6	Harvey, Andrew & Tobi	5.00%	\$2,325.00	5	\$551.95	IN FAVOR
10	02028132	000	Potter Heights	1	7	Fekrat, Roshanak	5.00%	\$2,325.00	5	\$551.95	UNSTATED
11	02028134	000	Potter Heights	2	1	Aberle, Steven C & Rea, Caryn L	5.00%	\$2,325.00	5	\$551.95	IN FAVOR
12	02028135	000	Potter Heights	2	2	Panichello, Frank A & Donnetta L	5.00%	\$2,325.00	5	\$551.95	UNSTATED
13	02028136	000	Potter Heights	2	3	Cinexi, Linda N	5.00%	\$2,325.00	5	\$551.95	IN FAVOR
14	02028137	000	Potter Heights	2	4	Cinexi, Linda N	5.00%	\$2,325.00	5	\$551.95	IN FAVOR
15	02028138	000	Potter Heights	2	5	Blake, Jennifer	5.00%	\$2,325.00	5	\$551.95	IN FAVOR
16	02028139	000	Potter Heights	2	6	Stamm, William R & Linda J	5.00%	\$2,325.00	5	\$551.95	UNSTATED
17	02028140	000	Potter Heights	2	7	Gieser, Eric P	5.00%	\$2,325.00	5	\$551.95	IN FAVOR
18	02028141	000	Potter Heights	2	8	Green, Justin c/o Alaska Demolition	5.00%	\$2,325.00	5	\$551.95	UNSTATED
19	02028142	000	Potter Heights	2	9	Strupulis, Anthony & Diane R Living Trust	5.00%	\$2,325.00	5	\$551.95	IN FAVOR
20	02028143	000	Potter Heights	2	10	Decarlo, John	5.00%	\$2,325.00	5	\$551.95	IN FAVOR
Prepared by Gary Jones								\$46,500.00		\$11,038.93	6/3/2008

Potter Heights Subdivision Gas Improvement District

ENGLAND AVE

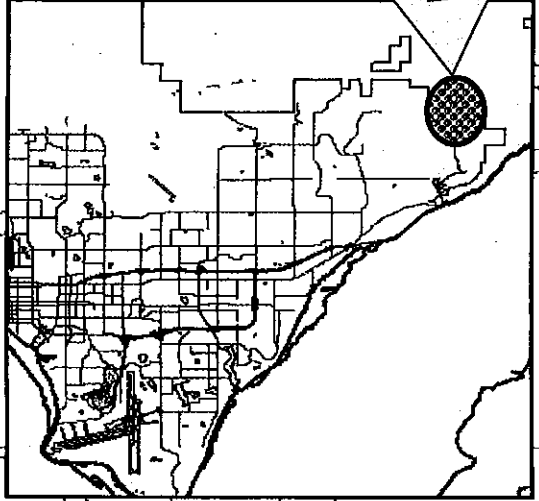
Proposed CID

Route of Gas Line Extension

POTTER HEIGHTS DR

POTTER VALLEY RD

Project Location



Gary Jones 4/08/08
G:\Pm\GIS\ACPD\Gm\RID\ Projects\Potter Heights CID



Content ID: 006412**Type:** Ordinance - AO

AN ORDINANCE OF THE MUNICIPALITY OF ANCHORAGE CREATING
SPECIAL ASSESSMENT DISTRICT 08-10 FOR CONSTRUCTION OF A GAS
Title: LINE EXTENSION TO SERVE THE POTTER HEIGHTS SUBDIVISION AREA,
AND DETERMINING TO PROCEED WITH PROPOSED IMPROVEMENTS
THEREIN.

Author: maglaquijp**Initiating
Dept:** PME

AN ORDINANCE OF THE MUNICIPALITY OF ANCHORAGE CREATING
SPECIAL ASSESSMENT DISTRICT 08-10 FOR CONSTRUCTION OF A GAS
Description: LINE EXTENSION TO SERVE THE POTTER HEIGHTS SUBDIVISION AREA,
AND DETERMINING TO PROCEED WITH PROPOSED IMPROVEMENTS
THEREIN.

Keywords: POTTER HEIGHTS GAS LINE**Date** 5/20/08 2:50 PM**Prepared:****Assembly** 6/10/08**Meeting Date:****Public Hearing** 7/15/08
Date:

Workflow Name	Action Date	Action	User	Security Group	Content ID
Clerk_Admin_SubWorkflow	5/30/08 10:49 AM	Exit	Heather Handyside	Public	006412
MuniMgrCoord_SubWorkflow	5/30/08 10:49 AM	Approve	Heather Handyside	Public	006412
MuniManager_SubWorkflow	5/29/08 4:39 PM	Approve	Michael Abbott	Public	006412
MuniManager_SubWorkflow	5/22/08 4:34 PM	Checkin	Joy Maglaqui	Public	006412
MuniManager_SubWorkflow	5/22/08 4:20 PM	Checkin	Joy Maglaqui	Public	006412
Legal_SubWorkflow	5/22/08 2:23 PM	Approve	Rhonda Westover	Public	006412
OMB_SubWorkflow	5/22/08 12:27 PM	Approve	Wanda Phillips	Public	006412
PME_SubWorkflow	5/21/08 2:01 PM	Approve	Jerry Hansen	Public	006412
AllOrdinanceWorkflow	5/20/08 3:00 PM	Checkin	Brenda Reddish	Public	006412