

Submitted by: Chair of the Assembly
At the request of the Mayor
Prepared by: Project Management
& Engineering Department
For Reading: August 12, 2008

CLERK'S OFFICE

APPROVED

Date: 9-9-08

ANCHORAGE, ALASKA
AO NO. 2008-95

**AN ORDINANCE CREATING SPECIAL ASSESSMENT DISTRICT 08-55 FOR THE
RECONSTRUCTION OF CLIFFSIDE DRIVE AND EASTRIDGE DRIVE, AND
DETERMINING TO PROCEED WITH PROPOSED IMPROVEMENTS THEREIN.**

WHEREAS, benefiting property owners requested that a petition be circulated for creation of a Special Assessment District to reconstruct Cliffside Drive and Eastridge Drive, as shown on the attached map; and

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

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

Lots 1A, 1B, 2A, and 2B of Eastridge Subdivision, Addition # 1

WHEREAS, the property-owner-approved estimate for the project is \$2,900,000, of which ten percent (10%) or \$290,000 is the estimated assessable amount as prescribed in AMC 19.40.100B; and

WHEREAS, project design has been funded with existing bonds, and construction funding is planned in future Anchorage Roads and Drainage Service Area bond propositions; now therefore

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. Special Assessment District 08-55, comprised of **Lots 1A, 1B, 2A, and 2B of Eastridge Subdivision, Addition # 1**, is hereby established.

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

Section 3. The Municipality shall include funding for this project in future capital improvement programs and shall pursue the necessary funding.

Section 4. Costs assessed to benefited parcels shall be ten percent (10%) 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 allocated equally among property owners as shown in the attached assessment roll. The Assembly finds

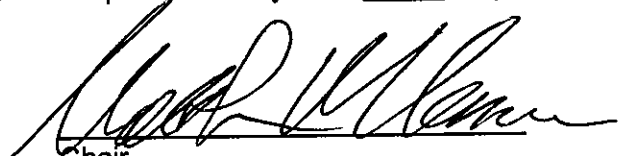
the assessments calculated on this basis are proportionate to the benefit received from the improvements.

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.

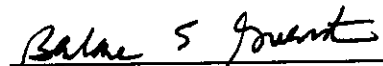
Section 7. The Mayor shall cause this Ordinance to be recorded in the office of the Anchorage District Recorder.

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

PASSED AND APPROVED by the Anchorage Municipal Assembly this 9th day of September, 2008.

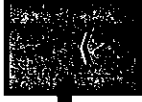

Chair

ATTEST:


Municipal Clerk

Cliffside Dr/Eastridge Dr Road Reconstruction RID 08-55

20th Ave



Knoll Cir

2A

1A

1B

Eastridge Dr

Cliffside Dr

2B

2C





**MUNICIPALITY OF ANCHORAGE
ASSEMBLY MEMORANDUM**

No. AM 511-2008

Meeting Date: August 12, 2008

FROM: MAYOR

**SUBJECT: AN ORDINANCE CREATING SPECIAL ASSESSMENT DISTRICT 08-55
FOR THE RECONSTRUCTION OF CLIFFSIDE DRIVE AND EASTRIDGE
DRIVE, AND DETERMINING TO PROCEED WITH PROPOSED
IMPROVEMENTS THEREIN.**

A petition for reconstruction of Cliffside Drive and Eastridge Drive through the Road Improvement District (RID) program has been approved by property owners representing over 50% of the estimated assessable project cost. The petition was approved with 34 property owners representing 52.31% in favor, 18 property owners representing 27.69% opposed, and 13 property owners representing 20.00% not responding.

The property-owner-approved estimate for the RID improvements is \$2,900,000. The estimated assessable share is 10% or \$290,000, in accordance with the Reconstruction (90/10) Program established in AMC 19.40.100. Property rights in this RID are owned by the Eastridge Condominium Association. Assessment shares for each condominium were allocated equally at the direction of the Association. Improvements are expected to include street, sidewalk, drainage, and street lighting replacement. The Municipality's 90% funding share will be paid with local road bonds. Design funding is available and construction funding will be pursued with future Road Bond Propositions.

No municipal property is in this assessment district.

**THE ADMINISTRATION SUPPORTS AN ORDINANCE CREATING SPECIAL
ASSESSMENT DISTRICT 08-55 FOR THE RECONSTRUCTION OF CLIFFSIDE DRIVE
AND EASTRIDGE DRIVE, AND DETERMINING TO PROCEED WITH PROPOSED
IMPROVEMENTS THEREIN.**

Prepared by:	Project Management & Engineering Department
Approved by:	Jerry Hansen, Acting Director, PM&E
Concur:	James N. Reeves, Municipal Attorney
Concur:	Michael K. Abbott, Municipal Manager
Respectfully submitted,	Mark Begich, Mayor

**MUNICIPALITY OF ANCHORAGE
SUMMARY OF ECONOMIC EFFECTS - GENERAL GOVERNMENT**

AO 2008-95

**Title: AN ORDINANCE CREATING SPECIAL ASSESSMENT DISTRICT
08-55 FOR THE RECONSTRUCTION OF CLIFFSIDE DRIVE AND
EASTRIDGE DRIVE, AND DETERMINING TO PROCEED WITH
PROPOSED IMPROVEMENTS THEREIN.**

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

Changes in Expenditures and Revenues		(Thousands of Dollars)			
Operating Expenditures	FY 09	FY 10	FY 11	FY 12	
1000 Personnel services					
2000 Supplies					
3000 Other services					
4000 Debt service	18	39	148	253	
5000 Capital Outlay	NONE	NONE	NONE	NONE	
Total Direct Costs	309	570	5079	489	
ADD: 6000 Charge from others					
LESS: 7000 Charge to others					
FUNCTION COST:					
REVENUES:	NONE	NONE	NONE	39	
CAPITAL:	400	100	2400	NONE	
POSITIONS: FT, PT AND TEMP					

Public Sector Economic Effects: Design funding is available and construction funding is planned for future road bond propositions. The estimated cost of this project is \$2,900,000. In accordance with AMC 19.40.100B, 10% of this cost, or \$290,000, is assessable and 90% or \$2,610,000 is assumed by the Anchorage Roads and Drainage Service Area bonds. The Expenditure and Revenue information assumes design occurs in 2009 and 2010 with construction to follow in 2011 and will be adjusted if construction does not occur in 2011. The debt service of \$252,835.22 was estimated assuming that \$2,900,000 in road bonds would be retired over 20 years, with an interest rate of six percent (6%).

Private Sector Economic Effects: After completion of the project, property owners will be assessed 10% of the actual cost, which is estimated at \$290,000. Assessments will be in the manner as stated on the attached petition roll, with annual estimated revenues of \$39,401.71.

If further explanation is necessary, a separate page may be attached.

Prepared by: James L. Lamson
(name)

Telephone: 343-8120

Approved by: Jerry Hansen
Director, Preparing Agency

Date: _____

Petition Roll for Special Assessment District 08-55 Cliffside Dr/Eastridge Dr Reconstruction RID

ID	TaxID	APP	Subdivision	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	00317117	001	Eastridge #1	1B	Waits, Ike Duane Trust The	1.54%	\$4,461.54	10	\$606.18	IN FAVOR
2	00317117	002	Eastridge #1	1B	Waits, Ike D Trustee	1.54%	\$4,461.54	10	\$606.18	IN FAVOR
3	00317117	003	Eastridge #1	1B	Rea, Michael B	1.54%	\$4,461.54	10	\$606.18	IN FAVOR
4	00317117	004	Eastridge #1	1B	Ash, Marlon & Sally A	1.54%	\$4,461.54	10	\$606.18	UNSTATED
5	00317117	005	Eastridge #1	1B	Schlosser, Curtis C & Rebecca M	1.54%	\$4,461.54	10	\$606.18	OPPOSED
6	00317117	006	Eastridge #1	1B	Lush, Herbert L & Louise Living Trust The Lush, H L & A L Trustees	1.54%	\$4,461.54	10	\$606.18	IN FAVOR
7	00317117	007	Eastridge #1	1B	Audycki, Russell J	1.54%	\$4,461.54	10	\$606.18	IN FAVOR
8	00317117	008	Eastridge #1	1B	Pepper, Peggy E AKA French, Peggy	1.54%	\$4,461.54	10	\$606.18	IN FAVOR
9	00317117	009	Eastridge #1	1B	Laisnez, Mariou M	1.54%	\$4,461.54	10	\$606.18	OPPOSED
10	00317117	010	Eastridge #1	1B	Knowles, Lisa M	1.54%	\$4,461.54	10	\$606.18	UNSTATED
11	00317117	011	Eastridge #1	1B	Gransbury, David E	1.54%	\$4,461.54	10	\$606.18	OPPOSED
12	00317117	012	Eastridge #1	1B	Swartout, Douglas L	1.54%	\$4,461.54	10	\$606.18	OPPOSED
13	00317117	013	Eastridge #1	1B	Buchanan, Phyllis A	1.54%	\$4,461.54	10	\$606.18	IN FAVOR
14	00317117	014	Eastridge #1	1B	Erickson, Jane A 2002 Trust Erickson, Jane A/Trustee	1.54%	\$4,461.54	10	\$606.18	UNSTATED
15	00317117	015	Eastridge #1	1B	Carden, James R & Stewart-Carden, Anita R	1.54%	\$4,461.54	10	\$606.18	IN FAVOR
16	00317117	016	Eastridge #1	1B	Ross, Barbara H	1.54%	\$4,461.54	10	\$606.18	IN FAVOR
17	00317117	017	Eastridge #1	1B	Paris, Patti A & Daniel N	1.54%	\$4,461.54	10	\$606.18	UNSTATED
18	00317119	001	Eastridge #1	1A	Afenir, James T & Susan I	1.54%	\$4,461.54	10	\$606.18	OPPOSED
19	00317119	002	Eastridge #1	1A	Knox, Tommie II & Carolyn	1.54%	\$4,461.54	10	\$606.18	OPPOSED
20	00317119	003	Eastridge #1	1A	Gleeson, David R & Karen J	1.54%	\$4,461.54	10	\$606.18	UNSTATED
21	00317119	004	Eastridge #1	1A	Schroder, William G & Chaudhry, Naz P	1.54%	\$4,461.54	10	\$606.18	IN FAVOR
22	00317119	005	Eastridge #1	1A	Forsland, David C & Jodi R	1.54%	\$4,461.54	10	\$606.18	IN FAVOR
				1A	Grace, Kathleen H	1.54%	\$4,461.54	10	\$606.18	OPPOSED

Petition Roll for Special Assessment District 08-55 Cliffside Dr/Eastridge Dr Reconstruction RID

ID	TaxID	APP	Subdivision	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
23	00317120	001	Eastridge #1	2A	Renner, Chad	1.54%	\$4,461.54	10	\$606.18	UNSTATED
24	00317120	002	Eastridge #1	2A	Jackson, Erik C & McQuinn, Holly E	1.54%	\$4,461.54	10	\$606.18	OPPOSED
25	00317120	003	Eastridge #1	2A	Woods, Nina M	1.54%	\$4,461.54	10	\$606.18	IN FAVOR
26	00317120	004	Eastridge #1	2A	Dorow, Jacqueline A & Brian L	1.54%	\$4,461.54	10	\$606.18	OPPOSED
27	00317120	005	Eastridge #1	2A	Smith, Thetus H	1.54%	\$4,461.54	10	\$606.18	IN FAVOR
28	00317120	006	Eastridge #1	2A	Pillick, Aleia M	1.54%	\$4,461.54	10	\$606.18	OPPOSED
29	00317120	007	Eastridge #1	2A	Bray, Cathryn B AKA Williams, Cathryn B	1.54%	\$4,461.54	10	\$606.18	UNSTATED
30	00317120	008	Eastridge #1	2A	Moser, Stephanie Linnet	1.54%	\$4,461.54	10	\$606.18	OPPOSED
31	00317120	009	Eastridge #1	2A	Rider, Patrick J & Astride	1.54%	\$4,461.54	10	\$606.18	UNSTATED
32	00317120	010	Eastridge #1	2A	Gay, Cindy	1.54%	\$4,461.54	10	\$606.18	IN FAVOR
33	00317120	011	Eastridge #1	2A	Thurston, James P	1.54%	\$4,461.54	10	\$606.18	IN FAVOR
34	00317120	012	Eastridge #1	2A	Crick 2007 Family Trust Crick, Richard W/Trustee	1.54%	\$4,461.54	10	\$606.18	IN FAVOR
35	00317120	013	Eastridge #1	2A	Comins, H David & Murphy, Mikell L Rev Trusts	1.54%	\$4,461.54	10	\$606.18	IN FAVOR
36	00317120	014	Eastridge #1	2A	Hitchcock, Richard W	1.54%	\$4,461.54	10	\$606.18	IN FAVOR
37	00317120	015	Eastridge #1	2A	Adams, James W	1.54%	\$4,461.54	10	\$606.18	UNSTATED
38	00317120	016	Eastridge #1	2A	Swansrum, Jeffrey John & Workman, Elizabeth Ann	1.54%	\$4,461.54	10	\$606.18	IN FAVOR
39	00317120	017	Eastridge #1	2A	Flynn, Louise D	1.54%	\$4,461.54	10	\$606.18	UNSTATED
40	00317120	018	Eastridge #1	2A	Resnick, Richard B	1.54%	\$4,461.54	10	\$606.18	IN FAVOR
41	00317120	019	Eastridge #1	2A	Royce, William G	1.54%	\$4,461.54	10	\$606.18	UNSTATED
42	00317121	001	Eastridge #1	2B	Iden, Robert & Alicia S Bypass Trusts Iden, Robert/Trustee	1.54%	\$4,461.54	10	\$606.18	IN FAVOR
43	00317121	002	Eastridge #1	2B	Acharya, Surastee	1.54%	\$4,461.54	10	\$606.18	OPPOSED
44	00317121	003	Eastridge #1	2B	Teeter, Steven L & Sherry L	1.54%	\$4,461.54	10	\$606.18	IN FAVOR

Petition Roll for Special Assessment District 08-55 Cliffside Dr/Eastridge Dr Reconstruction RID

ID	TaxID	APP	Subdivision	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
45	00317121	004	Eastridge #1	2B	Asher, Larry K & Jo Ann	1.54%	\$4,461.54	10	\$606.18	IN FAVOR
46	00317121	005	Eastridge #1	2B	McGlothlin, Leo D & Mary Ellen	1.54%	\$4,461.54	10	\$606.18	IN FAVOR
47	00317121	006	Eastridge #1	2B	Penn, Teri K & Clifford N Jr	1.54%	\$4,461.54	10	\$606.18	IN FAVOR
48	00317121	007	Eastridge #1	2B	Williamson, Denise G	1.54%	\$4,461.54	10	\$606.18	IN FAVOR
49	00317121	008	Eastridge #1	2B	Kennard, Richard W & Shirley Ann	1.54%	\$4,461.54	10	\$606.18	OPPOSED
50	00317121	009	Eastridge #1	2B	Read, Katie L	1.54%	\$4,461.54	10	\$606.18	OPPOSED
51	00317121	010	Eastridge #1	2B	Cunningham, Gayle L	1.54%	\$4,461.54	10	\$606.18	OPPOSED
52	00317121	011	Eastridge #1	2B	Gills, Kristofer M	1.54%	\$4,461.54	10	\$606.18	IN FAVOR
53	00317121	012	Eastridge #1	2B	Heaton, Carrie L & Moss, Teresa M	1.54%	\$4,461.54	10	\$606.18	IN FAVOR
54	00317121	013	Eastridge #1	2B	Weiss Trust Weiss, B & J/Trustees	1.54%	\$4,461.54	10	\$606.18	UNSTATED
55	00317121	014	Eastridge #1	2B	Nistler, Mia L Trust Nistler, Robert J/Trustee	1.54%	\$4,461.54	10	\$606.18	IN FAVOR
56	00317121	015	Eastridge #1	2B	Fletcher, R Steven	1.54%	\$4,461.54	10	\$606.18	UNSTATED
57	00317121	016	Eastridge #1	2B	Stichick, Michael E & Norma J	1.54%	\$4,461.54	10	\$606.18	OPPOSED
58	00317121	017	Eastridge #1	2B	Beltzer, Christopher A & Mary Jo C	1.54%	\$4,461.54	10	\$606.18	IN FAVOR
59	00317121	018	Eastridge #1	2B	Ramsli, Nancy J	1.54%	\$4,461.54	10	\$606.18	OPPOSED
60	00317121	019	Eastridge #1	2B	Lander, Larry Hayes	1.54%	\$4,461.54	10	\$606.18	IN FAVOR
61	00317121	020	Eastridge #1	2B	Russo, Michael A	1.54%	\$4,461.54	10	\$606.18	IN FAVOR
62	00317121	021	Eastridge #1	2B	Humble, Kathi M & Cox James D	1.54%	\$4,461.54	10	\$606.18	IN FAVOR
63	00317121	022	Eastridge #1	2B	Truelson, Stanley D Living Trust Truelson, Stanley D/Trustee	1.54%	\$4,461.54	10	\$606.18	IN FAVOR
64	00317121	023	Eastridge #1	2B	Rivero, Susana M & Atkinson, David R	1.54%	\$4,461.54	10	\$606.18	OPPOSED
65	00317121	024	Eastridge #1	2B	Webb, Judith A	1.54%	\$4,461.54	10	\$606.18	IN FAVOR
							100.00%	\$290,000.00	\$39,401.71	

Content ID: 006620

Type: Ordinance - AO

Title: AN ORDINANCE OF THE MUNICIPALITY OF ANCHORAGE CREATING SPECIAL ASSESSMENT DISTRICT 08-55 FOR THE RECONSTRUCTION OF CLIFFSIDE DRIVE AND Eastridge Drive, AND DETERMINING TO PROCEED WITH PROPOSED IMPROVEMENTS THEREIN.

Author: maglaquijp

Initiating Dept: PME_Projects

Description: AN ORDINANCE OF THE MUNICIPALITY OF ANCHORAGE CREATING SPECIAL ASSESSMENT DISTRICT 08-55 FOR THE RECONSTRUCTION OF CLIFFSIDE DRIVE AND Eastridge Drive, AND DETERMINING TO PROCEED WITH PROPOSED IMPROVEMENTS THEREIN.

Keywords: CLIFFSIDE DRIVE Eastridge Drive

Date Prepared: 7/23/08 9:57 AM

Assembly Meeting Date: 8/12/08

Public Hearing Date: 9/9/08

Workflow Name	Action Date	Action	User	Security Group	Content ID
Clerk_Admin_SubWorkflow	8/1/08 10:26 AM	Exit	Joy Maglaqui	Public	006620
MuniMgrCoord_SubWorkflow	8/1/08 10:26 AM	Approve	Joy Maglaqui	Public	006620
MuniManager_SubWorkflow	8/1/08 10:19 AM	Approve	Michael Abbott	Public	006620
MuniManager_SubWorkflow	7/31/08 10:14 AM	Checkin	Joy Maglaqui	Public	006620
Legal_SubWorkflow	7/28/08 6:04 PM	Approve	Rhonda Westover	Public	006620
OMB_SubWorkflow	7/28/08 12:51 PM	Approve	Wanda Phillips	Public	006620
PME_Projects_SubWorkflow	7/24/08 8:09 AM	Approve	Jerry Hansen	Public	006620
AllOrdinanceWorkflow	7/23/08 10:11 AM	Checkin	Brenda Reddish	Public	006620