

Submitted by: Chair of the Assembly at the
Request of the Mayor
Prepared by: Project Management &
Engineering Department
For Reading: March 2, 2010

CLERK'S OFFICE

APPROVED

Date: 4-13-10

**ANCHORAGE, ALASKA
AR 2010-76**

1 **A RESOLUTION CONFIRMING AND LEVYING SPECIAL ASSESSMENTS FOR**
2 **SPECIAL ASSESSMENT DISTRICT 1P04, WHICH PROVIDED FOR STREET**
3 **RECONSTRUCTION OF STREETS WITHIN THE TOWN AND COUNTRY**
4 **ESTATES SUBDIVISION AREA, AND SETTING THE DATE OF ASSESSMENT**
5 **INSTALLMENT PAYMENTS, INTEREST ON UNPAID ASSESSMENTS, AND**
6 **PROVIDING FOR PENALTIES AND INTEREST IN THE EVENT OF**
7 **DELINQUENCY.**

8
9
10 **THE ANCHORAGE ASSEMBLY RESOLVES:**

11
12 **Section 1.** The improvements authorized in AO 2004-172 (Exhibit 1) have been
13 completed and actual costs determined. Special assessments are hereby levied
14 against properties benefited by said improvements as set forth in the attached
15 assessment roll (Exhibit 2) prepared for the district. The district boundaries are
16 shown on the attached map (Exhibit 3).

17
18 **Section 2.** Timely notice of assessment was sent to each property owner whose
19 property is benefited by the improvements. These property owners are indicated
20 in Exhibit 2. Each property owner was also given notice of a Public Hearing to be
21 held before the Assembly. This provided property owners an opportunity to
22 present objections and/or inequalities in the assessment roll for the district.

23
24 **Section 3.** In conformance with the notice to the property owners, the Assembly
25 held a Public Hearing on March 23, 2010. At said hearing, all errors and
26 inequalities to which valid objections were raised were corrected. The amounts
27 indicated on the assessment roll are those amounts determined to be assessed.
28 Said amounts are equal to, or less than, the benefit each property derives from the
29 constructed improvements. The assessment roll has been duly certified by the
30 Municipal Clerk.

31
32 **Section 4.** All assessments and installment interest thereon may be paid in
33 approximately equal annual installments, according to the schedule specified in
34 AR 93-179 (Exhibit 4). In accordance with AMC 19.20.260, no payment shall be
35 required before 60 days after the assembly's confirmation of the assessment roll.
36 Annual installments are due and payable on or before the **30th day of June** of
37 each year, with the first such installment coming due and being payable on **June**
38 **30, 2010.**

39
40 **Section 5.** Interest on the unpaid assessment shall be at the rate equal to the
41 effective interest rate on the last bonds sold to finance similar improvements.

Section 6. Assessment installments not paid when due and payable are delinquent beginning on the day following the date when due and payable. Pursuant to AMC 19.20.260, a penalty of eight percent (8%) shall be added to any assessment installment not paid before the date of delinquency. Both the penalty and the delinquent amount shall draw interest at the rate of eight percent (8%) per annum until paid.

Section 7. A special assessment collection charge, as authorized in Anchorage Municipal Code 19.20.265, will be charged to those properties identified in this resolution.

Section 8. Pursuant to AMC 19.20.250, within thirty (30) days from the passage of this resolution, the Municipal Treasurer shall mail a notice to any owner of property whose assessment, schedule of payments, delinquencies, or amount of penalty and interest has been changed as a result of the public hearing on the assessment roll. Not more than sixty (60) or fewer than thirty (30) days before the date of said assessment or the first installment thereof shall become delinquent, the Municipal Treasurer shall mail a payment notice to each property owner, but failure to mail such notice shall in no way affect any liability for assessment levied by this resolution.

Section 9. This resolution shall be effective immediately upon passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Municipal Assembly, this
13th day of April, 2010.


Chair of the Assembly

ATTEST:


Municipal Clerk



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 154-2010

Meeting Date: March 2, 2010

1 FROM: MAYOR

2
3 SUBJECT: A RESOLUTION CONFIRMING AND LEVYING SPECIAL
4 ASSESSMENTS FOR SPECIAL ASSESSMENT DISTRICT 1P04,
5 WHICH PROVIDED FOR STREET RECONSTRUCTION OF
6 STREETS WITHIN THE TOWN AND COUNTRY ESTATES
7 SUBDIVISION AREA, AND SETTING THE DATE OF
8 ASSESSMENT INSTALLMENT PAYMENTS, INTEREST ON
9 UNPAID ASSESSMENTS, AND PROVIDING FOR PENALTIES
10 AND INTEREST IN THE EVENT OF DELINQUENCY.
11

12 On January 25, 2005, the Assembly approved AO 2004-172 (Exhibit 1) creating
13 special assessment district 1P04 (Exhibit 3) for street reconstruction and storm
14 drain improvements within the Town and Country Estates Subdivision Area. This
15 ordinance specified that 90% of the project cost would be paid by the Municipality
16 and the remaining 10% would be paid by benefiting property owners through
17 special assessments. The ordinance provided one exception to this percentage in
18 which an additional assessment was included on lot 21 of Block 1 for the
19 installation of new curb. This resolution confirms and levies individual
20 assessments totaling \$176,106.88, which is the maximum allowed under the
21 ordinance. The assessments shown in Exhibit 2 are based on this amount.
22

23 This district is one of seven created before construction costs began unexpectedly
24 rising at double digit annual rates. In late 2006, it became clear that this inflation
25 was pushing the project costs above budgets approved by property owners. In
26 response, an alternative was presented to the Assembly that would allow the
27 districts to proceed without increasing the property owner approved assessments
28 above the established cap. On February 27, 2007, the Assembly approved this
29 alternative as AO 2007-31 (Exhibit 5).
30

31 The final cost of the project is expected to be \$3,514,763.50. State grants totaling
32 \$800,000 were received for this project, which reduces the final cost for
33 assessment consideration to \$2,714,763.50. This is above the district's
34 \$1,761,068.80 budget cap. If AO 2007-31 had not been approved, the
35 assessable amount would have been ten percent (10%) of the total cost for
36 assessment consideration or \$271,476.35 rather than \$176,106.88, which is
37 \$95,369.47 above the assessment cap. AO 2007-31 directed that costs above
38 the cap be "absorbed by the Municipality," and have therefore been paid by road
39 bonds and state grants rather than property owners in the assessment district.
40 The final cost is less than the \$3,600,000 estimated in AO 2007-31.

1 Information on the proposed final assessments was provided in a letter to property
2 owners and at a public meeting. No concerns have been identified.

3
4 Passage of this resolution will have no fiscal impact on any Municipal property.

5
6 **THE ADMINISTRATION RECOMMENDS APPROVAL OF A RESOLUTION**
7 **CONFIRMING AND LEVYING SPECIAL ASSESSMENTS FOR SPECIAL**
8 **ASSESSMENT DISTRICT 1P04, WHICH PROVIDED FOR STREET**
9 **RECONSTRUCTION OF STREETS WITHIN THE TOWN AND COUNTRY**
10 **ESTATES SUBDIVISION AREA, AND SETTING THE DATE OF ASSESSMENT**
11 **INSTALLMENT PAYMENTS, INTEREST ON UNPAID ASSESSMENTS, AND**
12 **PROVIDING FOR PENALTIES AND INTEREST IN THE EVENT OF**
13 **DELINQUENCY.**

14
15
16 Prepared by: James L. Lamson, Capital Program Manager
17 Project Management & Engineering Department
18 Approved by: J.W. Hansen, Acting Director
19 Project Management & Engineering Department
20 Concur: Greg Jones, Executive Director
21 Office of Community Planning & Development
22 Concur: Dennis A. Wheeler, Municipal Attorney
23 Concur: George J. Vakalis, Municipal Manager
24 Respectfully submitted: Daniel A. Sullivan, Mayor

Exhibit 1

CLERK'S OFFICE
AMENDED AND APPROVED
Date: 1-25-04

Submitted by: Chair of the Assembly
at the request of the Mayor
Prepared by: Project Management
& Engineering Department
For Reading: December 14, 2004

ANCHORAGE, ALASKA
AO NO. 2004- 172

1 AN ORDINANCE OF THE MUNICIPALITY OF ANCHORAGE CREATING SPECIAL
2 ASSESSMENT DISTRICT 1P04 FOR RECONSTRUCTION OF STREETS WITHIN THE
3 TOWN AND COUNTRY ESTATES SUBDIVISION AREA, AND DETERMINING TO
4 PROCEED WITH PROPOSED IMPROVEMENTS THEREIN

5
6 WHEREAS, a benefiting property owner requested that a petition be circulated for
7 creation of a Special Assessment District to reconstruct streets within the Town and
8 Country Estates Subdivision including Terrace Drive, Fountain Drive, Town and Country
9 Place, and Tree Circle, as shown on the attached map; and

10
11 WHEREAS, this aforementioned petition has been signed and approved by owners of
12 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 to the
16 following described property within the Town and Country Estates Subdivision:

17
18 Lots 1 through 8 and 20 through 21 of Block 1,
19 Lots 9A and 11A through 19A of Block 1A,
20 Lots 1 through 15 of Block 2,
21 Lots 1 through 12 of Block 3; and

22
23 WHEREAS, the property-owner-approved estimate for the road improvements is
24 \$1,586,376.51, and the assessments in the attached petition roll have been estimated
25 and proportioned as prescribed in Anchorage Municipal Code 19.40; and

26
27 WHEREAS, the property owner shares were calculated with fifty percent (50%) based on
28 parcel access, forty percent (40%) based on parcel area, and ten percent (10%) based on
29 parcel frontage as prescribed in AMC 19.40.090.A, except that an individual assessment
30 of \$2,432.51 was included in the estimated assessment for Lot 21 of Block 1 for the
31 installation of new curb at the property owner's request as prescribed in AMC 19.40.040;
32 and

1 WHEREAS, project funding is available with existing Anchorage Roads and Drainage
2 Service Area (ARDSA) bonds; now therefore

3
4 THE ANCHORAGE ASSEMBLY ORDAINS:

5
6 **Section 1.** There is established Special Assessment District No. 1P04 comprised of
7 the properties previously herein described.

8
9 **Section 2.** The Municipality shall proceed with the aforementioned public
10 improvements.

11
12 **Section 3.** Total costs assessed to benefiting properties shall be ten percent (10%)
13 of all project costs after the total project cost has been reduced by any grants, except
14 that final assessments shall not be more than ten percent (10%) above the latest
15 estimate approved by property owners.


16
17 **Section 4.** Assessments levied pursuant to this ordinance shall be calculated based on
18 property owner assessment shares noted in the attached assessment roll. The
19 Assembly finds that assessments calculated on this basis are proportionate to the
20 benefit received from the improvements.

21
22 **Section 5.** An account shall be kept of all project costs and, after completion of the
23 improvement, a final assessment roll shall be prepared and presented to the Assembly
24 for the purpose of confirming and levying final assessments.


25
26 **Section 6.** The Mayor forthwith shall cause this Ordinance to be recorded in the
27 office of the Anchorage District Recorder.

28
29 **Section 7.** This ordinance shall be effective immediately upon its passage and
30 approval.

31
32 PASSED AND APPROVED by the Anchorage Municipal Assembly this 25th day of
33 January, 2005.

34
35
36 
37 _____
38 Chair

39 ATTEST:

40
41 
42 _____
43 Municipal Clerk

MUNICIPALITY OF ANCHORAGE
SUMMARY OF ECONOMIC EFFECTS - GENERAL GOVERNMENT

AO Number: 2004-172 Title: AO CREATING SPECIAL ASSESSMENT DISTRICT 1P04 -
TOWN AND COUNTRY ESTATES SUBD AREA

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

Changes in Expenditures and Revenues (Thousands of Dollars)

Operating Expenditures	FY 05	FY 06	FY 07	FY 08	FY 09
1000 Personnel services	N/A				
2000 Supplies	N/A				
3000 Other services	N/A				
4000 Debt service	17	46	138	138	138
5000 Capital Outlay	200	1,400	NONE	NONE	NONE
Total Direct Costs	217	1,446	138	138	138

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

REVENUES:	NONE	NONE	22	22	22
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CAPITAL:	N/A				
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POSITIONS: FT, PT AND TEMP	N/A				
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Public Sector Economic Effects: Design and construction funding is available with approved road bonds. The estimated cost of this project is \$1,586,376.51. In accordance with AMC 19.40.100.A and B, the total assessable amount is \$160,097.16, and \$1,426,279.35 is assumed by Anchorage Roads and Drainage Service Area (ARDSA) bonds. The changes in the Expenditure and Revenue portion of this page illustrate the impact on the debt service, assuming design and construction occur in 2005 and 2006, and will be adjusted if construction does not occur in 2006. The debt service of \$138,307.53 was determined by assuming that \$1,586,676.51 of bonds would be retired over 20 years, with an estimated interest rate of six percent (6%).

Private Sector Economic Effects: After completion of the project, property owners will be assessed an estimated amount totaling \$160,097.16. Assessments will be in the manner as stated on the attached petition roll.

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

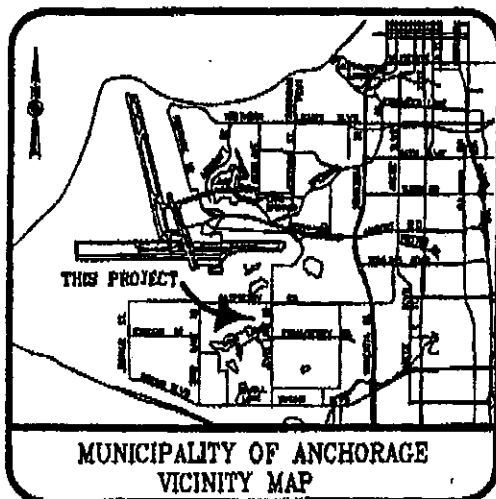
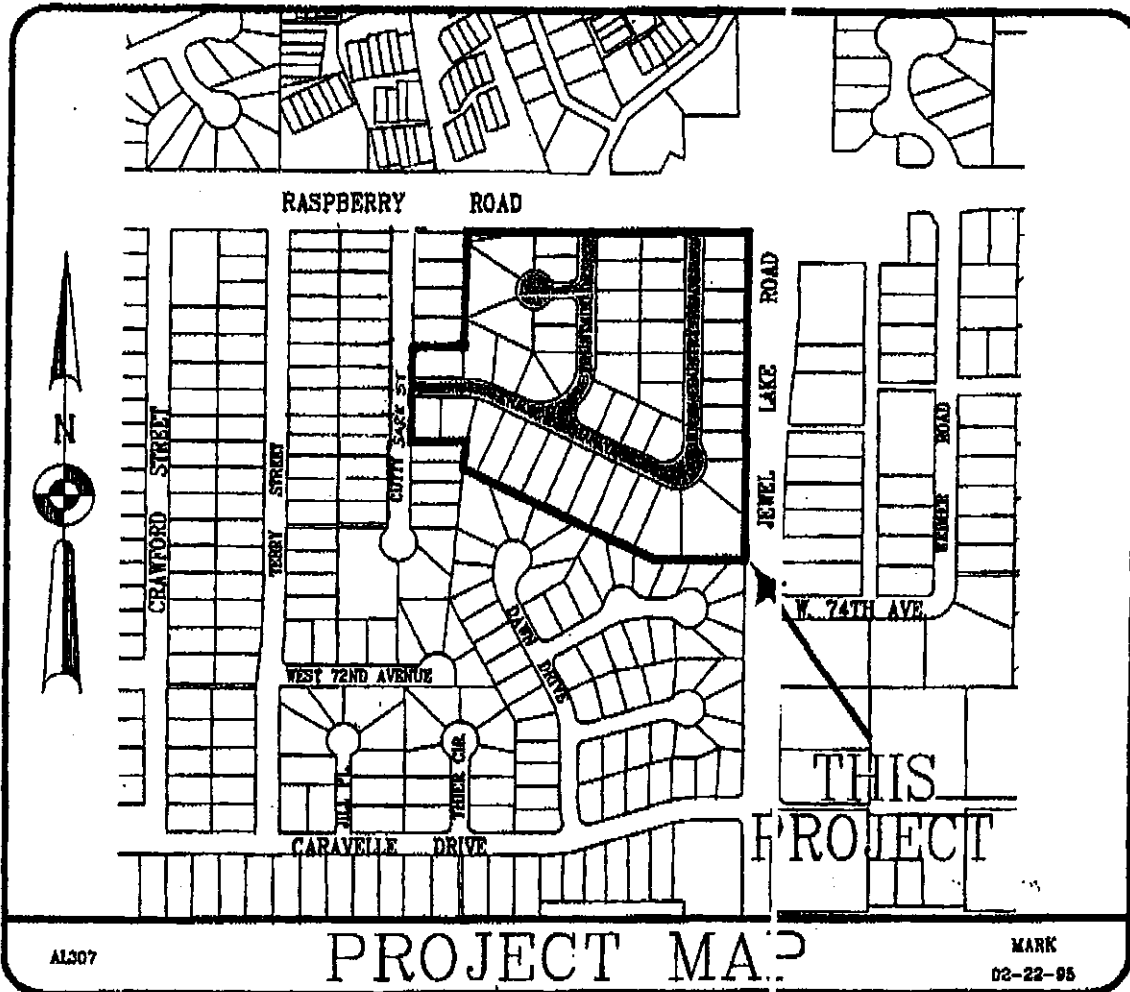
Date: _____

Concurred by: NONE
Director, Affected Agency

Date: _____

Approved by: _____
Executive Manager

Date: _____



RECONSTRUCTION

TOWN AND COUNTRY ESTATES

SUBDIVISION AREA

DEPARTMENT OF PUBLIC WORKS
OFFICE OF THE MUNICIPAL ENGINEER

Revised Petition Roll for Special Assessment District 1P04 Town and Country Estates Subd Area Street Reconstruction RID

ID	TaxID	App	Subdivision	Block	Lot	Property Owner Share	Estimated Assessment	Years to Pay	Estimated Total Interest at 6%	Annual P&I Payment	Annual Collection Charge	Estimated Annual Payment	Total of Payments	Owner of Record (to be removed from recorded roll)	Owner Response
1	01108103	000	Town & Country Estates	1	21	3.00%	\$4,805.96	10	\$1,723.80	\$652.98	\$42.00	\$694.98	\$6,529.76	Shawn D. & Vicki L. Campbell	IN FAVOR
2	01108104	000	Town & Country Estates	1	20	2.14%	\$3,423.84	10	\$1,228.06	\$465.19	\$42.00	\$507.19	\$4,651.90	John P. & Laurel A. Christians	IN FAVOR
3	01108105	000	Town & Country Estates	1A	19A	2.24%	\$3,592.61	10	\$1,288.60	\$486.12	\$42.00	\$530.12	\$4,881.21	Lowell H. Schel	NO RESPONSE
4	01108106	000	Town & Country Estates	1A	18A	2.27%	\$3,635.07	10	\$1,303.83	\$493.89	\$42.00	\$535.89	\$4,938.90	George E. Matos & Bonnie A. Klitredge	IN FAVOR
5	01108107	000	Town & Country Estates	1A	17A	2.27%	\$3,635.07	10	\$1,303.83	\$493.89	\$42.00	\$535.89	\$4,938.90	Theresa M. Reich	OPPOSED
6	01108108	000	Town & Country Estates	1A	16A	2.27%	\$3,635.07	10	\$1,303.83	\$493.89	\$42.00	\$535.89	\$4,938.90	Thomas R. & Madeline Belfau	IN FAVOR
7	01108109	000	Town & Country Estates	1A	15A	2.27%	\$3,635.07	10	\$1,303.83	\$493.89	\$42.00	\$535.89	\$4,938.90	Daniel J. & Karla Carpenter	IN FAVOR
8	01108110	000	Town & Country Estates	1A	14A	2.27%	\$3,635.07	10	\$1,303.83	\$493.89	\$42.00	\$535.89	\$4,938.90	Steven R. & Barbara K. Simkins	IN FAVOR
9	01108111	000	Town & Country Estates	1A	13A	2.27%	\$3,635.07	10	\$1,303.83	\$493.89	\$42.00	\$535.89	\$4,938.90	William E. Willenbrink	NO RESPONSE
10	01108112	000	Town & Country Estates	4A	42A	2.27%	\$3,635.07	40	\$1,303.83	\$493.89	\$42.00	\$535.89	\$4,938.90	Peter S. & Darac K. Grews	IN FAVOR
11	01108113	000	Town & Country Estates	4A	41A	2.86%	\$4,259.33	40	\$1,527.73	\$578.74	\$42.00	\$620.74	\$5,787.06	Peter S. & Darac K. Grews	IN FAVOR
12	01108116	000	Town & Country Estates	1	8	1.93%	\$3,088.18	10	\$1,107.67	\$419.58	\$42.00	\$461.58	\$4,195.85	Teddy A. Connell Declaration of Trust, Teddy A Connell Trustee	OPPOSED

146 40 2004-172

Revised Petition Roll for Special Assessment District 1P04 Town and Country Estates Subd Area Street Reconstruction RID

ID	TaxID	App	Subdivision	Block	Lot	Property Owner Share	Estimated Assessment	Years to Pay	Estimated Total Interest at 6%	Annual P&I Payment	Annual Collection Charge	Estimated Annual Payment	Total of Payments	Owner of Record (to be removed from recorded roll)	Owner Response
13	01108117	000	Town & Country Estates	1	7	1.91%	\$3,060.23	10	\$1,097.64	\$415.79	\$42.00	\$457.79	\$4,157.87	Don W. & Janice M. Reberson-Bruce A. Jackson	NO RESPONSE
14	01108118	000	Town & Country Estates	1	6	1.91%	\$3,059.31	10	\$1,097.31	\$415.66	\$42.00	\$457.66	\$4,156.62	Dennis R. & Denise R. Linnell	IN FAVOR
15	01108119	000	Town & Country Estates	1	5	1.91%	\$3,058.40	10	\$1,096.99	\$415.54	\$42.00	\$457.54	\$4,155.39	Trillis B. Enders	IN FAVOR
16	01108120	000	Town & Country Estates	1	4	2.03%	\$3,253.51	10	\$1,166.97	\$442.05	\$42.00	\$484.05	\$4,420.48	Thor J. Wocasek & Julia L. Davies	NO RESPONSE
17	01108121	000	Town & Country Estates	1	3	2.03%	\$3,252.21	10	\$1,166.50	\$441.87	\$42.00	\$483.87	\$4,418.71	George J. & Rita L. Oliver	IN FAVOR
18	01108122	000	Town & Country Estates	1	2	2.03%	\$3,251.04	10	\$1,166.08	\$441.71	\$42.00	\$483.71	\$4,417.12	Sidney J. & Shelia B. Booksh	IN FAVOR
19	01108123	000	Town & Country Estates	1	1	2.00%	\$3,207.62	10	\$1,150.51	\$435.81	\$42.00	\$477.81	\$4,358.13	Richard & Barbara Maki	OPPOSED
20	01108124	000	Town & Country Estates	2	1	2.01%	\$3,212.04	10	\$1,152.09	\$436.41	\$42.00	\$478.41	\$4,364.13	Jerry P. & Marilyn Jones	IN FAVOR
21	01108125	000	Town & Country Estates	2	2	2.03%	\$3,249.73	10	\$1,165.61	\$441.53	\$42.00	\$483.53	\$4,415.34	Kevin E. & Claire A. Frederic	IN FAVOR
22	01108167	000	Town & Country Estates	2	3	2.03%	\$3,240.73	40	\$1,165.61	\$441.53	\$42.00	\$483.53	\$4,415.34	Douglas C Perkins & Lynn A. Skurda	IN FAVOR
23	01108167	000	Town & Country Estates	2	4	2.03%	\$3,240.73	40	\$1,165.61	\$441.53	\$42.00	\$483.53	\$4,415.34	Douglas C Perkins & Lynn A. Skurda	IN FAVOR
24	01108128	000	Town & Country Estates	2	5	2.03%	\$3,249.73	10	\$1,165.61	\$441.53	\$42.00	\$483.53	\$4,415.34	Marie Piscitelli	OPPOSED

Revised Petition Roll for Special Assessment District 1P04 Town and Country Estates Subd Area Street Reconstruction RID

ID	TaxID	App	Subdivision	Block	Lot	Property Owner Share	Estimated Assessment	Years to Pay	Estimated Total Interest at 6%	Annual P&I Payment	Annual Collection Charge	Estimated Annual Payment	Total of Payments	Owner of Record (to be removed from recorded roll)	Owner Response
25	01108129	000	Town & Country Estates	2	6	2.07%	\$3,314.58	10	\$1,188.87	\$450.35	\$42.00	\$492.35	\$4,503.45	Edward & Shirley Belyea	IN FAVOR
26	01108130	000	Town & Country Estates	2	7	2.41%	\$3,853.04	10	\$1,382.01	\$523.50	\$42.00	\$565.50	\$5,235.05	Laurence H. & Virginia Landry	IN FAVOR
27	01108131	000	Town & Country Estates	2	8	1.91%	\$3,054.23	10	\$1,095.49	\$414.97	\$42.00	\$456.97	\$4,149.72	Charles K. & Betty J. Metcalf	IN FAVOR
28	01108132	000	Town & Country Estates	2	9&10 E5	1.92%	\$3,073.84	10	\$1,102.52	\$417.64	\$42.00	\$459.64	\$4,176.36	Kelly S. Walters	IN FAVOR
29	01108133	000	Town & Country Estates	2	10 (-E5)	2.15%	\$3,438.28	10	\$1,233.24	\$467.15	\$42.00	\$509.15	\$4,671.52	Warren E. & Bettyanne C. Jackson	IN FAVOR
30	01108134	000	Town & Country Estates	2	11	2.26%	\$3,617.96	10	\$1,297.69	\$491.56	\$42.00	\$533.56	\$4,915.65	Stephen T. Hagedorn	IN FAVOR
31	01108135	000	Town & Country Estates	2	12	2.03%	\$3,249.73	10	\$1,165.61	\$441.53	\$42.00	\$483.53	\$4,415.34	Kao-Thei Hsi	NO RESPONSE
32	01108136	000	Town & Country Estates	2	13	2.03%	\$3,249.73	10	\$1,165.61	\$441.53	\$42.00	\$483.53	\$4,415.34	Kevin N. & Sherrie L. McDaid	IN FAVOR
33	01108137	000	Town & Country Estates	2	14	2.03%	\$3,249.73	10	\$1,165.61	\$441.53	\$42.00	\$483.53	\$4,415.34	Secretary of VA-Matthew C. Harper	NO RESPONSE
34	01108138	000	Town & Country Estates	2	15	1.99%	\$3,180.14	10	\$1,140.85	\$432.08	\$42.00	\$474.08	\$4,320.79	Loren & Caroline Nishimura	NO RESPONSE
35	01108139	000	Town & Country Estates	3	1	1.87%	\$2,999.09	10	\$1,075.71	\$407.48	\$42.00	\$449.48	\$4,074.80	Jeffrey S. Dyess	OPPOSED
36	01108140	000	Town & Country Estates	3	2	2.12%	\$3,393.34	10	\$1,217.12	\$461.05	\$42.00	\$503.05	\$4,610.46	Toni S. Walker	OPPOSED
37	01108141	000	Town & Country Estates	3	3	2.20%	\$3,521.85	10	\$1,263.22	\$478.51	\$42.00	\$520.51	\$4,785.07	Tommie J. & Joseph G. Collins	OPPOSED

Revised Petition Roll for Special Assessment District 1P04 Town and Country Estates Subd Area Street Reconstruction RID

ID	TaxID	App	Subdivision	Block	Lot	Property Owner Share	Estimated Assessment	Years to Pay	Estimated Total Interest at 6%	Annual P&I Payment	Annual Collection Charge	Estimated Annual Payment	Total of Payments	Owner of Record (to be removed from recorded roll)	Owner Response
38	01108142	000	Town & Country Estates	3	4	2.65%	\$4,240.38	10	\$1,520.94	\$576.13	\$42.00	\$618.13	\$5,761.32	Francis J. Nosek Jr.	IN FAVOR
39	01108143	000	Town & Country Estates	3	5	2.31%	\$3,693.40	10	\$1,324.75	\$501.81	\$42.00	\$543.81	\$5,018.15	Harvey M. & Cindy M. Douthitt	NO RESPONSE
40	01108144	000	Town & Country Estates	3	6	2.17%	\$3,477.99	10	\$1,247.48	\$472.55	\$42.00	\$514.55	\$4,725.47	Michael C. & Nancy J. Burke	IN FAVOR
41	01108145	000	Town & Country Estates	3	7	1.91%	\$3,054.23	10	\$1,095.49	\$414.97	\$42.00	\$456.97	\$4,149.72	William & Donna Laura Ellis	IN FAVOR
42	01108146	000	Town & Country Estates	3	8	2.07%	\$3,318.15	10	\$1,190.15	\$450.83	\$42.00	\$492.83	\$4,508.30	Robert E. Heavilin & Karen E. Hammrich	IN FAVOR
43	01108148	000	Town & Country Estates	3	9	0.98%	\$1,574.92	5	\$293.02	\$373.47	\$42.00	\$415.47	\$1,865.84	Robert E. Heavilin & Karen E. Hammrich	IN FAVOR
44	01108148	000	Town & Country Estates	3	10	2.08%	\$3,323.31	10	\$1,192.00	\$451.53	\$42.00	\$493.53	\$4,515.31	Christopher Joseph & Susan Marie Gregg	IN FAVOR
45	01108149	000	Town & Country Estates	3	11	2.19%	\$3,502.72	10	\$1,256.35	\$475.91	\$42.00	\$517.91	\$4,759.07	James S. & Laurie A. Ridgway	IN FAVOR
46	01108150	000	Town & Country Estates	3	12	1.82%	\$2,916.60	10	\$1,046.12	\$396.27	\$42.00	\$438.27	\$3,962.72	Jo Ellen Dunning-Carr	OPPOSED
47	01108166	000	Town & Country Estates	1A	9A	3.02%	\$4,834.23	10	\$1,733.94	\$656.82	\$42.00	\$698.82	\$6,568.17	Robert E. & Karen S. Tomfelt	IN FAVOR
Total amount of assessments is estimated at \$160,097.16															



**MUNICIPALITY OF ANCHORAGE
ASSEMBLY MEMORANDUM**

No. AM 913 -2004

Meeting Date: December 14, 2004

FROM: Mayor

SUBJECT: AN ORDINANCE OF THE MUNICIPALITY OF ANCHORAGE CREATING SPECIAL ASSESSMENT DISTRICT 1P04 FOR RECONSTRUCTION OF STREETS WITHIN THE TOWN AND COUNTRY ESTATES SUBDIVISION AREA, AND DETERMINING TO PROCEED WITH PROPOSED IMPROVEMENTS THEREIN.

A petition for the reconstruction of local residential streets within the Town and Country Estates Subdivision area through the Road Improvement District (RID) program has been approved by property owners. Specific roads being reconstructed include Terrace Drive, Fountain Drive, Town and Country Place, and Tree Circle as shown on the attached map. The initial petition area also included the reconstruction of Cutty Sark Drive. This road was removed in response to strong consensus from property owners along Cutty Sark Drive.

The petition results show 31 property owners representing 66.94% of the assessable cost in favor, 9 property owners representing 16.25% opposed, and 8 property owners representing 16.81% not responding.

The estimated cost of the RID improvements is \$1,586,376.51. Of this estimate, \$1,583,944.00 is assessable at 10%, in accordance with the Reconstruction (90/10) RID Program established in AMC 19.40.100.B. The remaining \$2,432.51 is for installation of new curb along Lot 21 of Block 1 at the property owner's request, and is assessable at 70%, in accordance with the Upgrade (70/30) RID Program, established in AMC 19.40.100.A. The total amount of assessments is estimated at \$160,097.16 and the total amount of costs to be assumed by the Municipality of Anchorage is \$1,426,279.35.

Estimated assessments for each parcel were calculated with 50% based on parcel access, 40% based on parcel area, and 10% based on parcel frontage, in accordance with AMC 19.40.090. The estimated assessments approved by property owners were not increased when Cutty Sark Drive was removed from the district.

No municipal property is included in this assessment district.

Design and construction funding is available from previously-approved ARDSA bonds.

THE ADMINISTRATION RECOMMENDS APPROVAL OF THE ORDINANCE THAT CREATES SPECIAL ASSESSMENT DISTRICT 1P04 FOR THE RECONSTRUCTION OF STREETS WITHIN THE TOWN AND COUNTRY ESTATES SUBDIVISION.

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

Exhibit 2

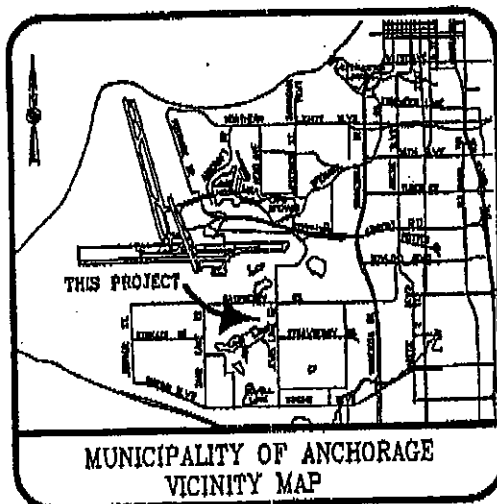
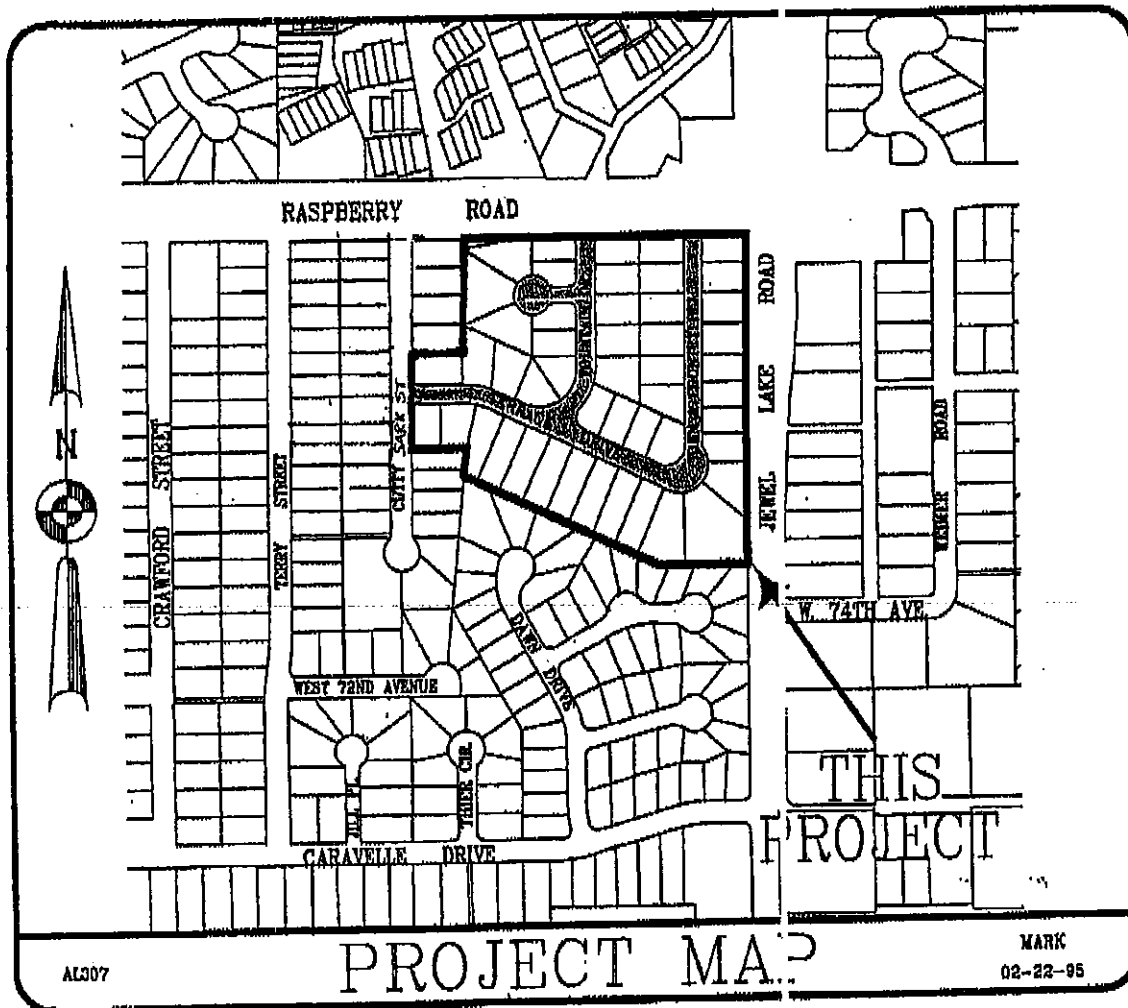
Final Assessment Roll for Special Assessment District 1P04 Town and Country Estates Subd Area Street Reconstruction RID (04-08)

ID	TaxID	App	Subdivision	Block	Lot	Property Owner Share	Final Assessment	Years to Pay	Annual P&I Payment	Owner of Record (Names to be removed prior to recording)
1	01108103	000	Town & Country Estates	1	21	3.00%	\$5,286.56	15	\$504.48	Shawn D. & Vicki L. Campbell
2	01108104	000	Town & Country Estates	1	20	2.14%	\$3,766.22	10	\$484.41	John P. & Laurel A. Christians
3	01108105	000	Town & Country Estates	1A	19A	2.24%	\$3,951.87	10	\$508.29	Lowell H. Schel
4	01108106	000	Town & Country Estates	1A	18A	2.27%	\$3,998.58	10	\$514.30	George E. Matos & Bonnie A. Kittredge
5	01108107	000	Town & Country Estates	1A	17A	2.27%	\$3,998.58	10	\$514.30	Theresa M. Reich
6	01108108	000	Town & Country Estates	1A	16A	2.27%	\$3,998.58	10	\$514.30	Madeline Belleau
7	01108109	000	Town & Country Estates	1A	15A	2.27%	\$3,998.58	10	\$514.30	Daniel J. & Karla Carpenter
8	01108110	000	Town & Country Estates	1A	14A	2.27%	\$3,998.58	10	\$514.30	Steven R. & Barbara K. Simkins
9	01108111	000	Town & Country Estates	1A	13A	2.27%	\$3,998.58	10	\$514.30	William E. & Leslie L. Willenbrink
10	01108116	000	Town & Country Estates	1	8	1.93%	\$3,397.00	10	\$436.92	E & H Enterprises LLC
11	01108117	000	Town & Country Estates	1	7	1.91%	\$3,366.25	10	\$432.97	Bruce A. & Svetlana K. Jackson
12	01108118	000	Town & Country Estates	1	6	1.91%	\$3,365.24	10	\$432.84	Dennis R. & Denise R. Linnell
13	01108119	000	Town & Country Estates	1	5	1.91%	\$3,364.24	10	\$432.71	Trillis B. Enders
14	01108120	000	Town & Country Estates	1	4	2.03%	\$3,578.86	10	\$460.31	Thor J. Wocasek & Julia L. Davies
15	01108121	000	Town & Country Estates	1	3	2.03%	\$3,577.43	10	\$460.13	George J. & Rita L. Oliver
16	01108122	000	Town & Country Estates	1	2	2.03%	\$3,576.14	10	\$459.96	Noel I. Lastimoso
17	01108123	000	Town & Country Estates	1	1	2.00%	\$3,528.38	10	\$453.82	Richard & Barbara Maki
18	01108124	000	Town & Country Estates	2	1	2.01%	\$3,533.24	10	\$454.45	Jerry P. & Marilyn Jones
19	01108125	000	Town & Country Estates	2	2	2.03%	\$3,574.70	10	\$459.78	Kevin E. & Claire A. Frederic
20	01108128	000	Town & Country Estates	2	5	2.03%	\$3,574.70	10	\$459.78	Marie Piscitelli
21	01108129	000	Town & Country Estates	2	6	2.07%	\$3,646.04	10	\$468.95	Edward & Shirley Belyea
22	01108130	000	Town & Country Estates	2	7	2.41%	\$4,238.34	10	\$545.14	Laurence H. & Virginia Landry
23	01108131	000	Town & Country Estates	2	8	1.91%	\$3,359.65	10	\$432.12	Charles K. & Betty J. Metcalf
24	01108132	000	Town & Country Estates	2	9810 E5'	1.92%	\$3,381.22	10	\$434.89	Kelly S. Walters
25	01108133	000	Town & Country Estates	2	10 (-E5')	2.15%	\$3,782.11	10	\$486.45	Warren E. & Bettyanne C. Jackson
26	01108134	000	Town & Country Estates	2	11	2.26%	\$3,979.76	10	\$511.88	Stephen T. Hagedorn

**Final Assessment Roll for Special Assessment District 1P04
Town and Country Estates Subd Area Street Reconstruction RID (04-08)**

ID	TaxID	App	Subdivision	Block	Lot	Property Owner Share	Final Assessment	Years to Pay	Annual P&I Payment	Owner of Record (Names to be removed prior to recording)
27	01108135	000	Town & Country Estates	2	12	2.03%	\$3,574.70	10	\$459.78	Liu & Yuh-Yin Hsi
28	01108136	000	Town & Country Estates	2	13	2.03%	\$3,574.70	10	\$459.78	Kevin N. & Sherrie L. McDaid
29	01108137	000	Town & Country Estates	2	14	2.03%	\$3,574.70	10	\$459.78	Matthew C. Harper
30	01108138	000	Town & Country Estates	2	15	1.99%	\$3,498.15	10	\$449.93	Loren & Caroline Nishimura
31	01108139	000	Town & Country Estates	3	1	1.87%	\$3,299.00	10	\$424.32	Jeffrey S. & Kimberly M Dyess
32	01108140	000	Town & Country Estates	3	2	2.12%	\$3,732.67	10	\$480.10	Toni S. Walker
33	01108141	000	Town & Country Estates	3	3	2.20%	\$3,874.04	10	\$498.28	Tommie J. & Joseph G. Collins
34	01108142	000	Town & Country Estates	3	4	2.65%	\$4,664.42	10	\$599.94	Lynda M McMahon
35	01108143	000	Town & Country Estates	3	5	2.31%	\$4,062.74	10	\$522.55	Harvey M. Douthitt
36	01108144	000	Town & Country Estates	3	6	2.17%	\$3,825.79	10	\$492.07	Michael C. & Nancy J. Burke
37	01108145	000	Town & Country Estates	3	7	1.91%	\$3,359.65	10	\$432.12	Robert E. & Julie M. Martin
38	01108148	000	Town & Country Estates	3	10	2.08%	\$3,655.64	10	\$470.19	Christopher Joseph & Susan Marie Gregg
39	01108149	000	Town & Country Estates	3	11	2.19%	\$3,852.99	10	\$495.57	James S. & Laurie A. Ridgway
40	01108150	000	Town & Country Estates	3	12	1.82%	\$3,208.26	10	\$412.65	Jo Ellen Dunning-Carr
41	01108166	000	Town & Country Estates	1A	9A	3.02%	\$5,317.65	15	\$507.45	Karen S. Tomfelt
42	01108167	000	Town & Country Estates	2	3&4	4.06%	\$7,149.41	15	\$682.25	Douglas C Perkins & Lynn A. Skurla
	01108167	000	Town & Country Estates	2	3	0.00%	\$0.00	4	\$0.00	Douglas C Perkins & Lynn A. Skurla
	01108167	000	Town & Country Estates	2	4	0.00%	\$0.00	4	\$0.00	Douglas C Perkins & Lynn A. Skurla
43	01108168	000	Town & Country Estates	3	8&9	3.05%	\$5,379.08	15	\$513.31	Andrew G. & Kimberly I Shields
	01108168	000	Town & Country Estates	3	8	0.00%	\$0.00	4	\$0.00	Robert E. Heavilin & Karen E. Hammrich
	01108168	000	Town & Country Estates	3	9	0.00%	\$0.00	4	\$0.00	Robert E. Heavilin & Karen E. Hammrich
44	01108169	000	Town & Country Estates	1A	11A&12A	4.93%	\$8,683.84	20	\$688.51	Peter S. & Katherine D. Crews
	01108169	000	Town & Country Estates	4A	11A	0.00%	\$0.00	4	\$0.00	Peter S. & Darae Crews
	01108169	000	Town & Country Estates	4A	12A	0.00%	\$0.00	4	\$0.00	Peter S. & Darae K. Crews
						100.00%	\$176,106.88			

Exhibit 3



1P04

04-08

RECONSTRUCTIONN

TOWN AND COUNTRY ESTATES

SUBD VISION AREA

DEPARTMENT OF PUBLIC WORKS
OFFICE OF THE MUNICIPAL ENGINEER

Exhibit 4

CLERK'S OFFICE

APPROVED

Date: 6-29-93

Submitted by: Chairman of the Assembly
at the Request of the Mayor

Prepared by: Finance Department

For Reading: June 29, 1993

ANCHORAGE, ALASKA RESOLUTION NO. AR 93-179

A RESOLUTION ESTABLISHING A REVISED TIME PAYMENT SCHEDULE FOR THE PAYMENT OF ROAD, PARK, GAS LINE, AND WATER AND WASTEWATER ASSESSMENTS

WHEREAS, Anchorage Municipal Code Section 19.20.240 calls for the adoption of time payment schedules for payment of assessments, by resolution;

NOW, THEREFORE, the Assembly of Anchorage resolves:

Section 1. All assessments levied on property, benefitted by an improvement that is financed by special assessment bonds or notes, shall be payable in annual installments that are provided for in the terms of the bond or note sale.

Section 2. Unless otherwise provided for by the Municipal Assembly, all other assessments levied on property benefitted by special assessment districts created after the effective date of this ordinance and not described in Section 1, shall be payable in annual installments as follows:

Less than \$500.00

\$500.00 or more but less than \$1,000.00

\$1,000.00 or more but less than \$2,500.00

\$2,500.00 or more but less than \$5,000.00

\$5,000.00 or more but less than \$7,500.00

More than \$7,500.00

One lump sum payment

Two equal annual installments

Five equal annual installments

Ten equal annual installments

Fifteen equal annual installments

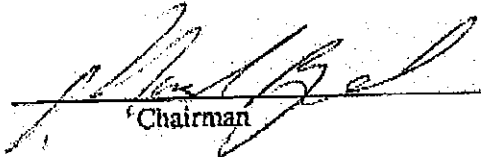
Twenty equal annual installments

Section 3. Nothing in this resolution is intended to prohibit a property owner from paying a levied assessment in full at any time.

Section 4. This resolution will take effect on April 1, 1994. It is effective for water and wastewater improvements as approved by the Alaska Public Utilities Commission.

AM 721-93

PASSED AND APPROVED by the Assembly of Anchorage this 29th day of
June, 1993.


Chairman

ATTEST:


Municipal Clerk

Exhibit 5

Submitted by: Chair of the Assembly at the
Request of the Mayor

Prepared by: Project Management
& Engineering Department

For Reading: January 30, 2007

CLERK'S OFFICE

APPROVED

Date: 2-27-07

ANCHORAGE, ALASKA

AO NO. 2007- 31

1 AN ORDINANCE WAIVING THE ASSESSABLE SHARE REQUIREMENT OF
2 ANCHORAGE MUNICIPAL CODE SECTION 19.40.100B. FOR SEVEN ROAD
3 RECONSTRUCTION ROAD IMPROVEMENT DISTRICTS.
4

5
6 WHEREAS, benefiting property owners and the Anchorage Assembly approved and
7 created the following Special Assessment Districts through the Reconstruction
8 (90/10) Road Improvement District (RID) Program:
9

10 Town and Country Estates Subdivision Area	AO 2004-172
11 Marathon Circle	AO 2004-173
12 Bayshore West Subdivision Area	AO 2004-164
13 Leawood Drive/Roy Street	AO 2005-129
14 58 th Avenue between Arctic Boulevard and Silverado Way	AO 2006-075
15 B Street between 40 th Avenue and Tudor Road	AO 2006-102
16 Arlene Drive, Kingfisher Drive, Pelican Drive and Pelican Court	AO 2006-091; and

17
18 WHEREAS, Anchorage Municipal Code section 19.40.100B. mandates assessable
19 costs on projects funded through the Reconstruction (90/10) RID Program shall be
20 ten percent (10%) of the total project costs; and
21

22 WHEREAS, final assessments are capped at ten percent (10%) above the owner-
23 approved assessments unless the higher assessments are approved by property
24 owners; and
25

26 WHEREAS, the current estimated cost of each of these RIDs results in
27 assessments exceeding the ten percent (10%) cap, due to substantial construction
28 cost increases; and
29

30 WHEREAS, construction of these RIDs is a priority for the Municipality because of
31 the deteriorated condition of the roads; and
32

33 WHEREAS, the Municipality desires to proceed with design and construction of the
34 RIDs without increasing the property-owner-approved assessments above the
35 established cap; and
36

37 WHEREAS, a waiver of section 19.40.100B. is required in order for these additional
38 costs to be absorbed by the Municipality; now, therefore,

1 THE ANCHORAGE ASSEMBLY ORDAINS:

2
3 **Section 1.** The requirement in Anchorage Municipal Code section 19.40.100B.
4 mandating that assessable costs shall be ten percent (10%) of the total project costs is
5 hereby waived for the following RIDs:

6		
7	Town and Country Estates Subdivision Area	AO 2004-172
8	Marathon Circle	AO 2004-173
9	Bayshore West Subdivision Area	AO 2004-164
10	Leawood Drive/Roy Street	AO 2005-129
11	58 th Avenue between Arctic Boulevard and Silverado Way	AO 2006-075
12	B Street between 40 th Avenue and Tudor Road	AO 2006-102
13	Arlene Drive, Kingfisher Drive, Pelican Drive and Pelican Court	AO 2006-091
14		

15 **Section 2.** The Municipality is authorized to proceed with the aforementioned
16 improvements.

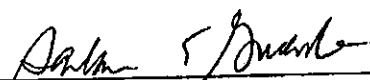
17
18 **Section 3.** The Municipality is authorized to include funding for these projects in
19 future capital improvement programs and shall pursue the necessary funding.

20
21 **Section 4.** This ordinance shall be effective immediately upon passage and approval.

22
23
24 PASSED AND APPROVED by the Anchorage Municipal Assembly this 27th day of
25 February, 2007.

26
27
28 
29 Chair of the Assembly

30
31 ATTEST:

32
33 
34 Municipal Clerk
35

MUNICIPALITY OF ANCHORAGE
SUMMARY OF ECONOMIC EFFECTS - GENERAL GOVERNMENT

AO Number: 2007-31 Title: AN ORDINANCE WAIVING THE ASSESSABLE SHARE REQUIREMENT OF ANCHORAGE MUNICIPAL CODE SECTION 19.40.100B. FOR SEVEN ROAD RECONSTRUCTION ROAD IMPROVEMENT DISTRICTS.

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

Changes in Expenditures and Revenues (Thousands of Dollars)

	FY 07	FY 08	FY 09	FY 10	FY 11
Operating Expenditures					
1000 Personnel services	N/A				
2000 Supplies	N/A				
3000 Other services	N/A				
4000 Debt service	21	48	76	85	85
5000 Capital Outlay	245	300	325	102	NONE
Total Direct Costs	266	348	401	187	85

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

REVENUES:	NONE	NONE	NONE	NONE	NONE
-----------	------	------	------	------	------

CAPITAL:	N/A				
----------	-----	--	--	--	--

POSITIONS: FT, PT AND TEMP	N/A				
----------------------------	-----	--	--	--	--

Public Sector Economic Effects: This ordinance will result in \$972,000 of the costs of seven Road Improvement Districts (RID) being paid with road bonds rather than by special assessments. The Capital Outlay reflects the estimated annual additional RID project cost that would be absorbed by the Municipality if this ordinance is adopted. The Debt Service amounts are based on the Capital Outlay amounts and an assumed interest rate of 6%. It should be noted that while the proposed Debt Service Increases on the RIDs are included in this summary, they do not increase debt service already reflected in the road bond approval process.

Private Sector Economic Effects: The property-owner approved assessments on approximately 400 properties will not be raised above the established cap.

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: _____



MUNICIPALITY OF ANCHORAGE ASSEMBLY MEMORANDUM

No. AM 101-2007

Meeting Date: January 30, 2007

FROM: Mayor

SUBJECT: An Ordinance Waiving the Assessable Share Requirement of Anchorage Municipal Code Section 19.40.100B. for Seven Road Reconstruction Road Improvement Districts.

This ordinance waives the code requirement for property owner assessments to cover 10% of the total project costs on seven road reconstruction Road Improvement Districts (RIDs). The estimated average assessment share would be 6.5%, and the estimated project costs to be absorbed by the Municipality are approximately \$972,000. These projects are estimated to total \$28,000,000. The seven RIDs are:

Town and Country Estates Subdivision Area	AO 2004-172
Marathon Circle	AO 2004-173
Bayshore West Subdivision Area	AO 2004-164
Leawood Drive/Roy Street	AO 2005-129
58 th Avenue between Arctic Boulevard and Silverado Way	AO 2006-075
B Street between 40 th Avenue and Tudor Road	AO 2006-102
Arlene Drive, Kingfisher Drive, Pelican Drive and Pelican Court	AO 2006-091

Road construction costs increased approximately 40% over the last three years and, on most projects, the Municipality has been able to adjust CIP funding to match. However, RIDs are approved with an assessment cap of 10% above the approved estimate, and property owner approval is required if costs exceed this cap. While the streets in these RIDs are in poor shape, and the Municipality sees reconstruction as a priority, it is unlikely the 400 affected property owners would support the projects at the higher assessment level. The effect of failed re-ballots is cancellation of the reconstruction projects.

These seven RIDs were approved by property owners at an average cost of about \$1,034/LF, 38% higher than the average cost of RIDs completed in 2002 and 2003. Historically, a budget increase of this size would have covered construction inflation. However, the current estimated cost for these seven RIDs has risen even further to \$1,628/LF. More detail on the costs of these seven RIDs is attached.

Over \$800,000 has already been invested by the Municipality in these seven projects and if the RIDs fail in re-balloting, the Municipality's investment is lost. Approving this ordinance authorizes the Municipality to absorb about \$972,000 in

41 costs that would have been assessed through the 90/10 program. The ordinance
42 does not require tax revenue expenditure, as funding will come from road bonds.

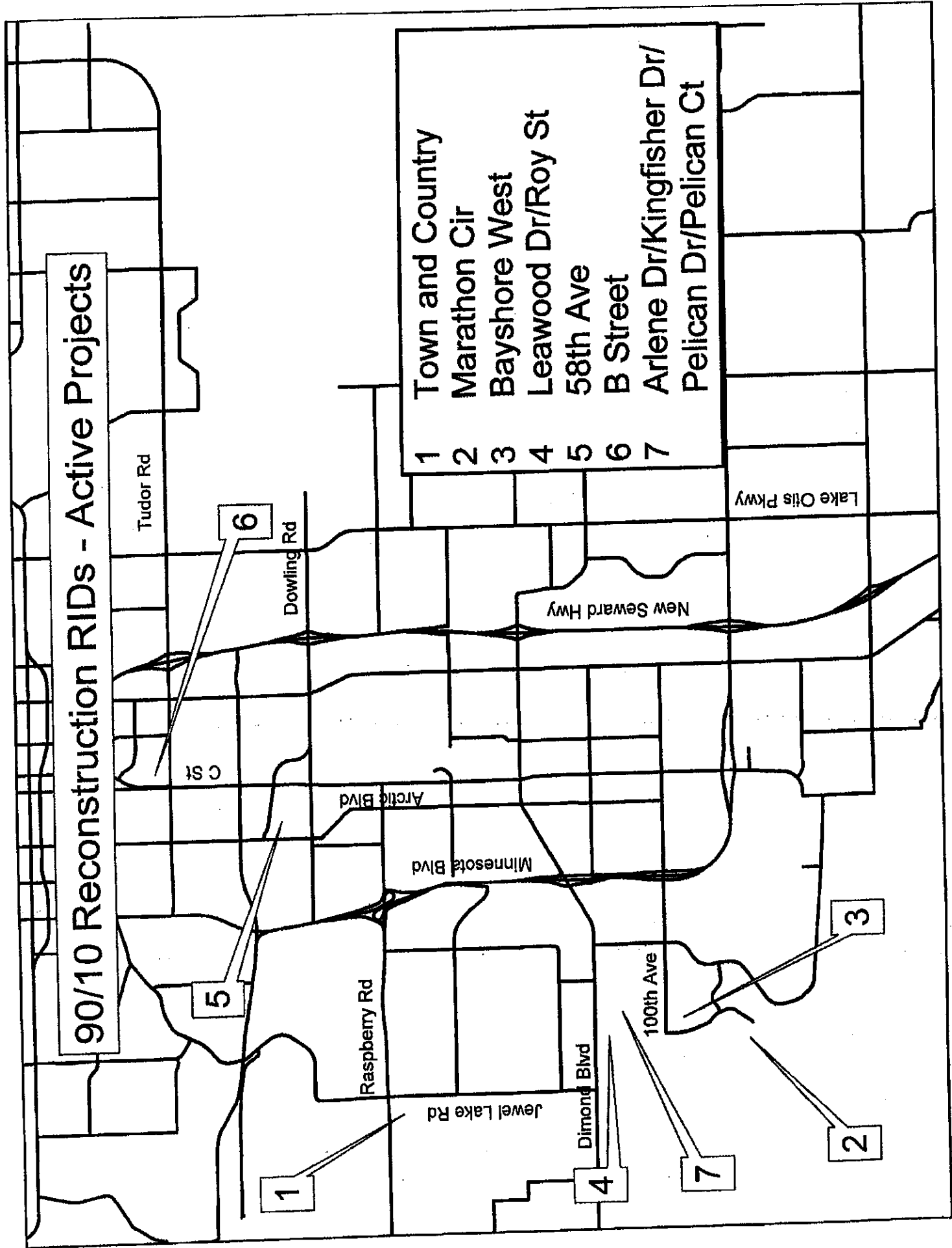
43
44 These seven RID projects would fully expend Reconstruction RID funding in the
45 CIP for the next three years. While local road reconstruction is a growing need
46 due to deteriorating neighborhood streets, it seems unlikely that property owners
47 would approve future 90/10 projects with assessments in the \$7,000-per-lot range.
48 If the 90/10 program is no longer effective in funding local road reconstruction
49 projects, other options should be considered, such as changing the assessment
50 formula.

51
52 THE ADMINISTRATION SUPPORTS APPROVAL OF AN ORDINANCE
53 WAIVING THE ASSESSABLE SHARE REQUIREMENT OF ANCHORAGE
54 MUNICIPAL CODE SECTION 19.40.100B. FOR THE SEVEN ROAD
55 RECONSTRUCTION ROAD IMPROVEMENT DISTRICTS NAMED HEREIN.

56
57 Prepared by: Howard C. Holtan, Director, Project Management & Engineering Department
58 Concur: James N. Reeves, Municipal Attorney
59 Concur: Denis C. LeBlanc, Municipal Manager
60 Respectfully submitted: Mark Begich, Mayor

90/10 Reconstruction RIDs - Active Projects

- 1 Town and Country
- 2 Marathon Cir
- 3 Bayshore West
- 4 Leaward Dr/Roy St
- 5 58th Ave
- 6 B Street
- 7 Arlene Dr/Kingfisher Dr/
Pelican Dr/Pelican Ct



[illegible]

Content ID: 008735**Type:** AR_AllOther - All Other Resolutions

A RESOLUTION CONFIRMING AND LEVYING SPECIAL ASSESSMENTS FOR SPECIAL ASSESSMENT DISTRICT 1P04, WHICH PROVIDED FOR STREET RECONSTRUCTION OF STREETS WITHIN THE TOWN AND COUNTRY

Title: ESTATES SUBDIVISION AREA, AND SETTING THE DATE OF ASSESSMENT INSTALLMENT PAYMENTS, INTEREST ON UNPAID ASSESSMENTS, AND PROVIDING FOR PENALTIES AND INTEREST IN THE EVENT OF DELINQUENCY.**Author:** maglaquijp**Initiating Dept:** PME**Review Depts:** OCPD**Date Prepared:** 2/12/10 5:46 PM**Assembly Meeting Date:** 3/2/10**Public Hearing** 4/13/10**Date:** 3/23/10

Workflow Name	Action Date	Action	User	Security Group	Content ID
Clerk_Admin_SubWorkflow	2/19/10 10:31 AM	Exit	Joy Maglaqui	Public	008735
MuniManager_SubWorkflow	2/19/10 10:31 AM	Approve	Joy Maglaqui	Public	008735
MuniManager_SubWorkflow	2/19/10 10:30 AM	Checkin	Joy Maglaqui	Public	008735
CFO_SubWorkflow	2/17/10 11:39 AM	Approve	Nina Pruitt	Public	008735
OCPD_SubWorkflow	2/16/10 8:41 AM	Approve	Tawny Klebesadel	Public	008735
PME_SubWorkflow	2/16/10 8:32 AM	Approve	Jerry Hansen	Public	008735
AllOtherARWorkflow	2/16/10 7:50 AM	Checkin	Tish Millette	Public	008735
PME_SubWorkflow	2/12/10 7:20 PM	Reject	Sharilyn Mumaw	Public	008735
AllOtherARWorkflow	2/12/10 5:49 PM	Checkin	Tish Millette	Public	008735