

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 2010-79

1 A RESOLUTION CONFIRMING AND LEVYING SPECIAL ASSESSMENTS FOR
2 SPECIAL ASSESSMENT DISTRICT 06-15, WHICH PROVIDED STREET
3 RECONSTRUCTION AND STORM DRAIN IMPROVEMENTS ON 58TH AVENUE
4 BETWEEN ARCTIC BOULEVARD AND SILVERADO WAY, AND SETTING THE
5 DATE OF ASSESSMENT INSTALLMENT PAYMENTS, INTEREST ON UNPAID
6 ASSESSMENTS, AND PROVIDING FOR PENALTIES AND INTEREST IN THE
7 EVENT OF DELINQUENCY.
8

9
10 THE ANCHORAGE ASSEMBLY RESOLVES:
11

12 **Section 1.** The improvements authorized in AO 2006-75 (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 157-2010

Meeting Date: March 2, 2010

1 FROM: MAYOR

2
3 SUBJECT: A RESOLUTION CONFIRMING AND LEVYING SPECIAL
4 ASSESSMENTS FOR SPECIAL ASSESSMENT DISTRICT 06-15,
5 WHICH PROVIDED STREET RECONSTRUCTION AND STORM
6 DRAIN IMPROVEMENTS ON 58TH AVENUE FROM ARCTIC
7 BOULEVARD TO SILVERADO WAY, AND SETTING THE DATE
8 OF ASSESSMENT INSTALLMENT PAYMENTS, INTEREST ON
9 UNPAID ASSESSMENTS, AND PROVIDING FOR PENALTIES
10 AND INTEREST IN THE EVENT OF DELINQUENCY.
11

12 On June 6, 2006, the Assembly approved AO 2006-75 (Exhibit 1) creating special
13 assessment district 06-15 (Exhibit 3) for street reconstruction and storm drain
14 improvements on 58th Avenue. This ordinance specified that 90% of the project
15 cost would be paid by the Municipality and the remaining 10% would be paid by
16 benefiting property owners through special assessments. This resolution confirms
17 and levies individual assessments totaling \$187,000.00, which is the maximum
18 allowed under the ordinance. The assessments shown in Exhibit 2 are based on
19 this amount.
20

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

29 The final cost of the project is expected to be \$1,899,101.28, which is above the
30 district's \$1,870,000.00 budget cap. If AO 2007-31 had not been approved, the
31 assessable amount would have been ten percent (10%) of the total cost or
32 \$189,910.13 rather than \$187,000.00, which is \$2,910.13 above the assessment
33 cap. AO 2007-31 directed that costs above the cap be "absorbed by the
34 Municipality," and have therefore been paid by road bonds and state grants rather
35 than property owners in the assessment district. The final cost is less than the
36 \$2,700,000 estimated in AO 2007-31.
37

38 Information on the proposed final assessments was provided in a letter to property
39 owners and at a public meeting. No concerns have been identified.
40

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

1 THE ADMINISTRATION RECOMMENDS APPROVAL OF A RESOLUTION
2 CONFIRMING AND LEVYING SPECIAL ASSESSMENTS FOR SPECIAL
3 ASSESSMENT DISTRICT 06-15, WHICH PROVIDED STREET
4 RECONSTRUCTION AND STORM DRAIN IMPROVEMENTS ON 58TH AVENUE
5 FROM ARCTIC BOULEVARD TO SILVERADO WAY, AND SETTING THE DATE
6 OF ASSESSMENT INSTALLMENT PAYMENTS, INTEREST ON UNPAID
7 ASSESSMENTS, AND PROVIDING FOR PENALTIES AND INTEREST IN THE
8 EVENT OF DELINQUENCY.
9

10
11 Prepared by: James L. Lamson, Capital Program Manager
12 Project Management & Engineering Department
13 Approved by: J.W. Hansen, Acting Director
14 Project Management & Engineering Department
15 Concur: Greg Jones, Executive Director
16 Office of Community Planning & Development
17 Concur: Dennis A. Wheeler, Municipal Attorney
18 Concur: George J. Vakalis, Municipal Manager
19 Respectfully submitted: Daniel A. Sullivan, Mayor

Exhibit 1

CLERK'S OFFICE
APPROVED
Date: 6-6-06

Submitted by: Chair of the Assembly
at the request of the Mayor
Prepared by: Project Management
& Engineering Department
For Reading: May 16, 2006

ANCHORAGE, ALASKA
AO NO. 2006- 75

1 AN ORDINANCE OF THE MUNICIPALITY OF ANCHORAGE CREATING SPECIAL
2 ASSESSMENT DISTRICT 06-15 FOR RECONSTRUCTION OF 58TH AVENUE BETWEEN
3 ARCTIC BOULEVARD AND SILVERADO WAY, AND DETERMINING TO PROCEED WITH
4 PROPOSED IMPROVEMENTS THEREIN.

5
6
7 WHEREAS, benefiting property owners requested that a petition be circulated for creation of a
8 Special Assessment District to reconstruct 58th Avenue, as shown on the attached map; and

9
10 WHEREAS, this aforementioned petition has been signed and approved by owners of
11 properties which will bear more than fifty percent (50%) of the estimated assessable cost of the
12 improvements; and

13
14 WHEREAS, the aforementioned public improvements are necessary and of benefit to the
15 following described properties which are also shown on the attached map:

- 16
17 • Lots 6-10, and 2A of Block 1 of Fuller Industrial Park Subdivision
18 • Lots 1A of Block 2 of Fuller Industrial Park Subdivision
19 • Lots 1A, 1B, and 2 through 7 of Block 4 of Fuller Industrial Park Subdivision
20 • Lots 3 and 4 of Block 2 of Silverado Subdivision
21 • Lot 1A of Block 3 of Silverado Subdivision; and

22
23 WHEREAS, the property-owner-approved estimate for the project is \$1,700,000, of which
24 ten percent (10%) or \$170,000 is the estimated assessable amount as prescribed in AMC
25 19.40.100B; and

26
27 WHEREAS, project design has been funded with existing bonds, and construction funding
28 is planned in the 2007 Anchorage Roads and Drainage Service Area bond proposition; now
29 therefore

1 THE ANCHORAGE ASSEMBLY ORDAINS:

2
3 **Section 1.** There is established Special Assessment District 06-15, comprised of the
4 properties previously herein described.

5
6 **Section 2.** The Municipality shall proceed with the aforementioned improvements.

7
8 **Section 3.** The Municipality shall include funding for this project in future capital
9 improvement programs and shall pursue the necessary funding.

10
11 **Section 4.** Costs assessed to benefited parcels shall be ten percent (10%) of all project
12 costs after the total project cost has been reduced by any grants.

13
14 **Section 5.** Assessments levied pursuant to this Ordinance shall be based on parcel access,
15 parcel area, and parcel frontage as determined in the property-owner shares shown in the
16 attached assessment roll. The Assembly finds that assessments calculated on this basis are
17 proportionate to the benefit received from the improvements.

18
19 **Section 6.** An account shall be kept of all project costs and, after completion of the
20 improvement, a final assessment roll shall be prepared and presented to the Assembly for the
21 purpose of confirming and levying final assessments.

22
23 **Section 7.** The Mayor forthwith shall cause this Ordinance to be recorded in the office of the
24 Anchorage District Recorder.

25
26 **Section 8.** This ordinance shall be effective immediately upon its passage and approval.

27
28
29 PASSED AND APPROVED by the Anchorage Municipal Assembly this 6th day of
30 June, 2006.

31
32
33 Daniel R. Sullivan
34 Chair

35
36 ATTEST:

37
38 Paula S. Gwend
39
40 Municipal Clerk

MUNICIPALITY OF ANCHORAGE
SUMMARY OF ECONOMIC EFFECTS - GENERAL GOVERNMENT

AO Number: 2006- 75

Title: AO CREATING SPECIAL ASSESSMENT DISTRICT 06-15
58th AVENUE RECONSTRUCTION

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

Changes in Expenditures and Revenues (Thousands of Dollars)

Operating Expenditures	FY 06	FY 07	FY 08	FY 09
1000 Personnel services				
2000 Supplies				
3000 Other services				
4000 Debt service	18	92	149	149
5000 Capital Outlay	400	1,300	NONE	NONE
Total Direct Costs	418	1,392	149	149

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

REVENUES:	None	None	16	16
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CAPITAL:				
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POSITIONS: FT, PT AND TEMP				
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Public Sector Economic Effects: Design funding is available with approved road bonds, and construction funding is planned for the 2007 road bond. The estimated cost of this project is \$1,700,000. In accordance with AMC 19.40.100B, 10% of this cost, or \$170,000, is assessable and 90% or \$1,530,000 is assumed by the Anchorage Roads and Drainage Service Area bonds. The Expenditure and Revenue information assumes design occurs in 2006 with construction to follow in 2007 and will be adjusted if construction does not occur in 2007. The debt service of \$148,213.75 was estimated assuming that \$1,700,000 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 \$170,000. Assessments will be in the manner as stated on the attached petition roll, with annual estimated revenues of \$15,300.821.

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

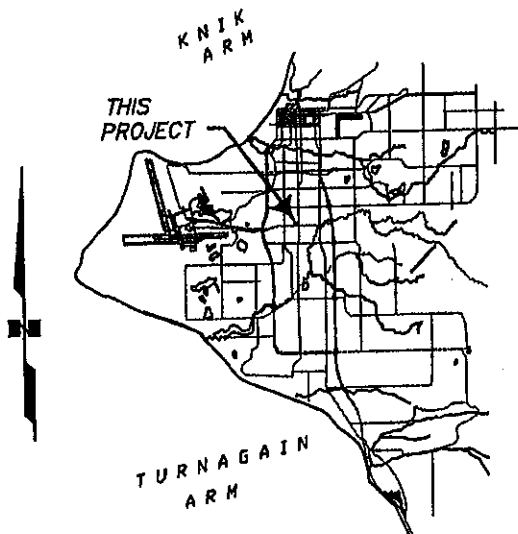
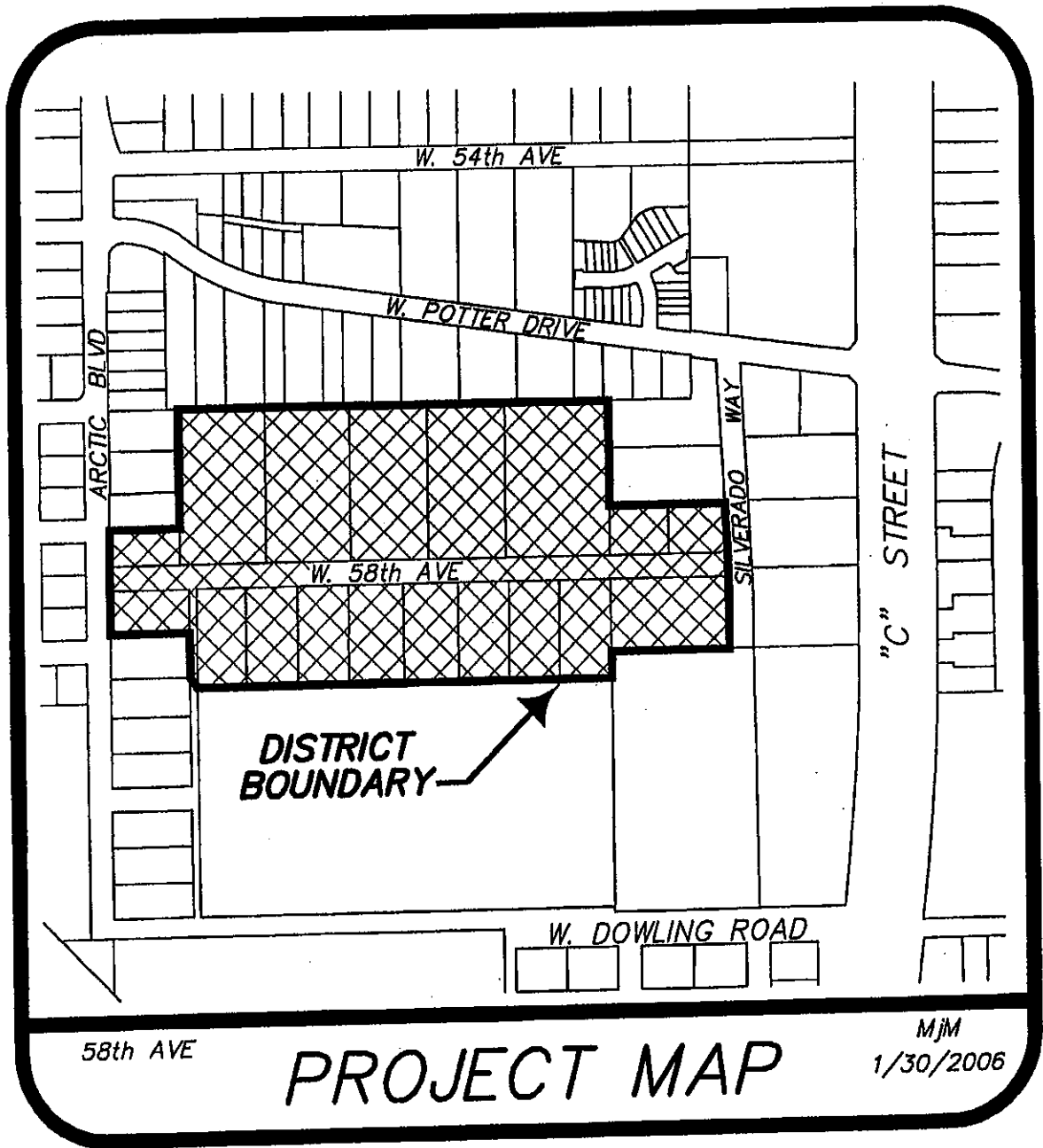
Date: _____

Concurred by: NONE
Director, Affected Agency

Date: _____

Approved by: _____
Executive Manager

Date: _____



ROAD IMPROVEMENT DISTRICT

**58th AVE
RECONSTRUCTION**

Project Management and Engineering Department

Petition Roll for Special Assessment District 06-15

58th Ave Reconstruction RID

ID	TaxID	APP	Subdivision	Block	Lot	Assessment Share	Estimated Assessment to Pay	Years to Pay	Annual P&L Payment	Collection Charge	Estimated Annual Payment	OWNER RESPONSE	Owner of Record (Names to be removed prior to recording)
1	00930106	000	Fuller Industrial Park	1	2A	4.31%	\$7,330.25	15	\$754.74	\$42.00	\$796.74	IN FAVOR	S S Fuller Inc % Warfield Auto Repair
2	00930107	000	Fuller Industrial Park	2	1A	1.72%	\$2,925.13	10	\$397.43	\$42.00	\$439.43	IN FAVOR	S S Fuller Inc % Western Enterprises
3	00930115	000	Fuller Industrial Park	1	6	8.05%	\$13,679.01	20	\$1,192.60	\$42.00	\$1,234.60	IN FAVOR	S S Fullers Inc
4	00930148	000	Silverado	2	3	4.35%	\$7,398.62	15	\$761.78	\$42.00	\$803.78	UNSTATED	American Warehouse Investments LLC
5	00930149	000	Silverado	2	4	3.90%	\$6,632.42	15	\$682.89	\$42.00	\$724.89	IN FAVOR	Royal Business Systems Inc
6	00930155	000	Fuller Industrial Park	1	7	7.91%	\$13,447.01	20	\$1,172.37	\$42.00	\$1,214.37	IN FAVOR	S S Fullers Inc
7	00930156	000	Fuller Industrial Park	1	8	7.56%	\$12,859.95	20	\$1,121.19	\$42.00	\$1,163.19	IN FAVOR	S S Fullers Inc
8	00930157	000	Fuller Industrial Park	1	9	7.56%	\$12,859.52	20	\$1,121.15	\$42.00	\$1,163.15	IN FAVOR	S S Fullers Inc
9	00930158	000	Fuller Industrial Park	1	10	9.14%	\$15,544.33	20	\$1,355.23	\$42.00	\$1,397.23	IN FAVOR	501 W 58th Ave LLC 60% & VCREAK LL 40%
10	00930168	000	Silverado	3	1A	5.28%	\$8,983.62	20	\$783.23	\$42.00	\$825.23	IN FAVOR	Wesco Real Estate II LLC
11	00930203	000	Fuller Industrial Park	4	1A	4.87%	\$8,274.04	20	\$721.37	\$42.00	\$763.37	IN FAVOR	S S Fuller Inc % Western Enterprises
12	00930204	000	Fuller Industrial Park	4	1B	4.99%	\$8,486.94	20	\$739.93	\$42.00	\$781.93	IN FAVOR	S S Fuller Inc % Western Enterprises
13	00930205	000	Fuller Industrial Park	4	2	4.99%	\$8,486.94	20	\$739.93	\$42.00	\$781.93	IN FAVOR	Arctic Center % Arcticorp/Joel D Fuller
14	00930206	000	Fuller Industrial Park	4	3	5.15%	\$8,752.11	20	\$763.05	\$42.00	\$805.05	IN FAVOR	S S Fuller Inc % Western Enterprises
15	00930207	000	Fuller Industrial Park	4	4	5.15%	\$8,752.11	20	\$763.05	\$42.00	\$805.05	IN FAVOR	S S Fuller Inc % Western Enterprises
16	00930208	000	Fuller Industrial Park	4	5	4.99%	\$8,487.11	20	\$739.95	\$42.00	\$781.95	IN FAVOR	S S Fuller Inc % Western Enterprises
17	00930209	000	Fuller Industrial Park	4	6	4.99%	\$8,486.94	20	\$739.93	\$42.00	\$781.93	IN FAVOR	Arcticorp % Arctic Service Center
18	00930210	000	Fuller Industrial Park	4	7	5.07%	\$8,613.96	20	\$751.00	\$42.00	\$793.00	IN FAVOR	S S Fuller Inc
							100.00%	\$170,000.00	\$15,300.82				



**MUNICIPALITY OF ANCHORAGE
ASSEMBLY MEMORANDUM**

No. AM 340 -2006

Meeting Date: May 16, 2006

FROM: Mayor

SUBJECT: An Ordinance of the Municipality of Anchorage Creating Special Assessment District 06-15 for Reconstruction of 58th Avenue, and Determining to Proceed with Proposed Improvements Therein.

A petition for reconstruction of 58th Avenue between Arctic Boulevard and Silverado Way through the Road Improvement District (RID) program has been approved by property owners representing over 50% of the estimated assessable project cost. The petition concluded with 17 property owners representing 95.65% in favor, no property owners opposed, and 1 property owners representing 4.35% not responding.

The property-owner-approved estimate for the RID improvements is \$1,700,000. The estimated assessable share is 10% or \$170,000, in accordance with the Reconstruction (90/10) Program established in AMC 19.40.100. Assessment shares 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. Improvements are expected to include street, 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 in the 2007 Road Bond.

There is no municipal property in this assessment district.

THE ADMINISTRATION SUPPORTS CREATION OF SPECIAL ASSESSMENT DISTRICT 06-15 AND RECOMMENDS THAT A PUBLIC HEARING BE SCHEDULED FOR THIS ORDINANCE.

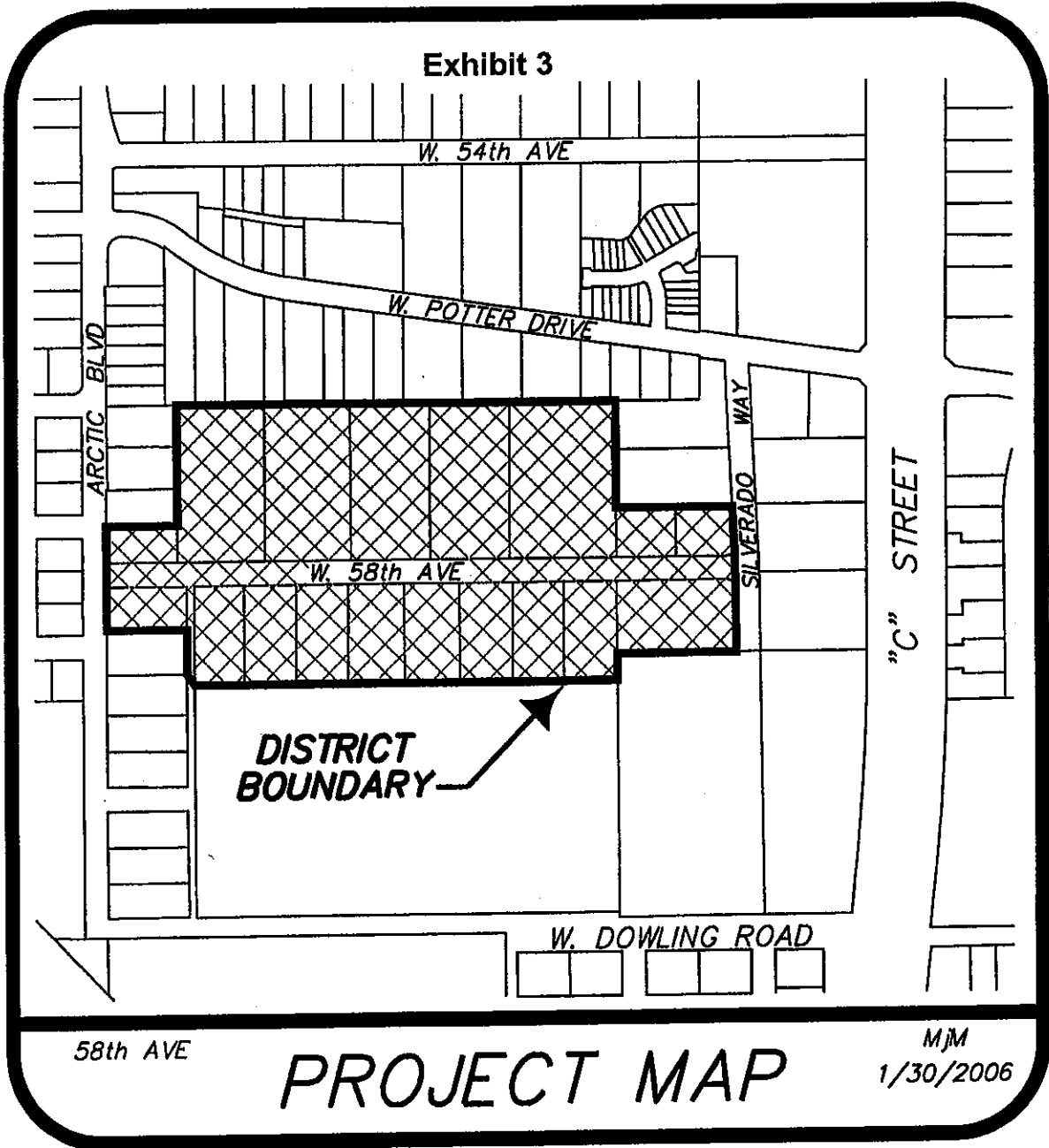
Prepared by: Howard C. Holtan, Director, Project Management & Engineering Department
Concur: Denis C. LeBlanc, Municipal Manager
Respectfully submitted: Mark Begich, Mayor

Exhibit 2

Final Assessment Roll for Special Assessment District 06-15 58th Ave Reconstruction RID

ID	TaxID	APP	Subdivision	Block	Lot	Assessment Share	Final Assessment	Years to Pay	Annual P&I Payment	Owner of Record (Names to be removed prior to recording)
1	00930106	000	Fuller Industrial Park	1	2A	4.31%	\$8,063.27	20	\$702.99	S S Fuller Inc % Warfield Auto Repair
2	00930107	000	Fuller Industrial Park	2	1A	1.72%	\$3,217.65	10	\$437.17	S S Fuller Inc % Western Enterprises
3	00930115	000	Fuller Industrial Park	1	6	8.05%	\$15,046.91	20	\$1,311.86	S S Fullers Inc
4	00930148	000	Silverado	2	3	4.35%	\$8,138.49	20	\$709.55	American Warehouse Investments LLC
5	00930149	000	Silverado	2	4	3.90%	\$7,295.66	15	\$751.18	Royal Business Systems Inc
6	00930155	000	Fuller Industrial Park	1	7	7.91%	\$14,791.71	20	\$1,289.61	S S Fullers Inc
7	00930156	000	Fuller Industrial Park	1	8	7.56%	\$14,145.94	20	\$1,233.31	S S Fullers Inc
8	00930157	000	Fuller Industrial Park	1	9	7.56%	\$14,145.47	20	\$1,233.27	S S Fullers Inc
9	00930158	000	Fuller Industrial Park	1	10	9.14%	\$17,098.77	20	\$1,490.75	Chugach Alaska Corporation Attn: Rick Rogers, VP Lands Resources & Tourism
10	00930168	000	Silverado	3	1A	5.28%	\$9,881.99	20	\$861.56	Wesco Real Estate II LLC
11	00930203	000	Fuller Industrial Park	4	1A	4.87%	\$9,101.44	20	\$793.51	S S Fuller Inc % Western Enterprises
12	00930204	000	Fuller Industrial Park	4	1B	4.99%	\$9,335.64	20	\$813.92	S S Fuller Inc % Western Enterprises
13	00930205	000	Fuller Industrial Park	4	2	4.99%	\$9,335.64	20	\$813.92	Arctic Center % Arcticcorp/Joel D Fuller
14	00930206	000	Fuller Industrial Park	4	3	5.15%	\$9,627.32	20	\$839.35	S S Fuller Inc % Western Enterprises
15	00930207	000	Fuller Industrial Park	4	4	5.15%	\$9,627.32	20	\$839.35	S S Fuller Inc % Western Enterprises
16	00930208	000	Fuller Industrial Park	4	5	4.99%	\$9,335.82	20	\$813.94	S S Fuller Inc % Western Enterprises
17	00930209	000	Fuller Industrial Park	4	6	4.99%	\$9,335.64	20	\$813.92	Arcticcorp % Arctic Service Center
18	00930210	000	Fuller Industrial Park	4	7	5.07%	\$9,475.35	20	\$826.10	S S Fuller Inc
							100.00%			
							\$187,000.00			

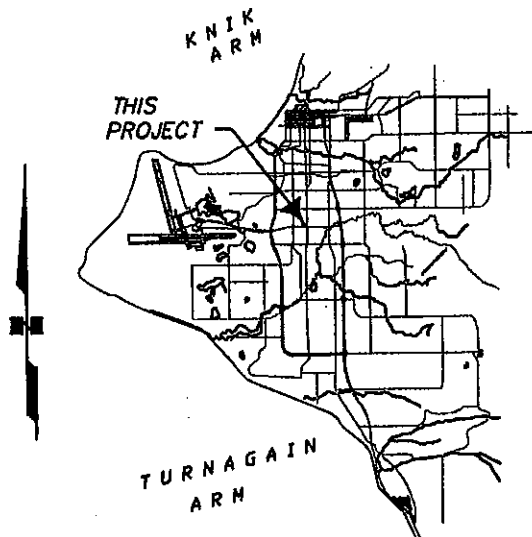
Exhibit 3



58th AVE

PROJECT MAP

MJM
1/30/2006



ROAD IMPROVEMENT DISTRICT

**06-15 58th AVE
RECONSTRUCTION**

Project Management and Engineering Department

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.

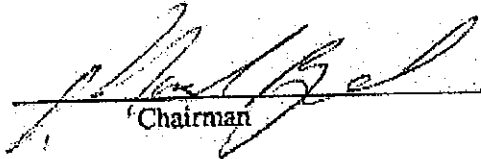
Section 4. This resolution will take effect on April 1, 1994. It is effective for water and wastewater improvements as approved by the Alaska Public Utilities Commission.

AM 721-93

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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 58th Avenue between Arctic Boulevard and Silverado Way AO 2006-075
12 B Street between 40th 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.

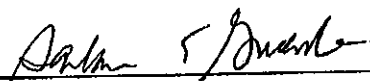
17
18 **Section 3.** The Municipality is authorized to include funding for these projects in
19 future capital improvement programs and shall pursue the necessary funding.

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
35 Municipal Clerk

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

Tudor Rd

C St

Dowling Rd

Arctic Blvd

Minnesota Blvd

Raspberry Rd

Jewel Lake Rd

Dimond Blvd

100th Ave

New Seward Hwy

Lake Otis Pkwy

Town and Country
Marathon Cir
Bayshore West
Leawood Dr/Roy St
58th Ave
B Street
Arlene Dr/Kingfisher Dr/
Pelican Dr/Pelican Ct

1 2 3 4 5 6 7

6

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[illegible]

Content ID: 008727**Type:** AR_AllOther - All Other Resolutions

A RESOLUTION CONFIRMING AND LEVYING SPECIAL ASSESSMENTS FOR
SPECIAL ASSESSMENT DISTRICT 06-15, WHICH PROVIDED STREET
RECONSTRUCTION AND STORM DRAIN IMPROVEMENTS ON 58TH AVENUE

Title: BETWEEN ARCTIC BOULEVARD AND SILVERADO WAY, 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 8:47 AM

Assembly
Meeting 3/2/10

Date:**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 10:19 AM	Exit	Joy Maglaqui	Public	008727
MuniManager_SubWorkflow	2/19/10 10:19 AM	Approve	Joy Maglaqui	Public	008727
MuniManager_SubWorkflow	2/19/10 10:18 AM	Checkin	Joy Maglaqui	Public	008727
CFO_SubWorkflow	2/17/10 11:27 AM	Approve	Nina Pruitt	Public	008727
OCPD_SubWorkflow	2/12/10 12:16 PM	Approve	Tawny Klebesadel	Public	008727
PME_SubWorkflow	2/12/10 8:52 AM	Approve	Jerry Hansen	Public	008727
AllOtherARWorkflow	2/12/10 8:50 AM	Checkin	Tish Millette	Public	008727