

CITY ENGINEER
AMENDED AND APPROVED
Date: 4-14-98

Submitted by: Chairman of the Assembly at the
Request of the Mayor
Prepared at: Department of Public Works
For Reading: January 6, 1998

ANCHORAGE, ALASKA
AO NO. 98-1

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AN ORDINANCE OF THE MUNICIPALITY OF ANCHORAGE AMENDING AND CONSOLIDATING AMENDMENTS TO PAVING SPECIAL ASSESSMENT DISTRICT BP79-NORTHEAST TURNAGAIN PAVING AND RESOLVING TO CONFIRM AND LEVY SPECIAL ASSESSMENTS FOR STREET AND STREET LIGHT IMPROVEMENTS ON PROPERTY SPECIALLY BENEFITED IN PAVING SPECIAL ASSESSMENT DISTRICT BP79 AND SETTING THE DATE OF ASSESSMENT INSTALLMENT PAYMENTS, INTEREST ON UNPAID ASSESSMENTS, AND PROVIDING FOR PENALTIES AND INTEREST IN THE EVENT OF DELINQUENCY.

THE ANCHORAGE ASSEMBLY FINDS:

Section 1. On November 13, 1979, a Public Hearing was conducted by the Municipal Assembly for AO No. 79-193 concerning a petition for creation of a Special Assessment District to construct standard residential paved streets with rolled curbs and gutters in the Northeast Turnagain Area (refer to attached map). The following described properties were included in the petition:

Proposed Benefited Properties by Petition

Lots 1 and 1A of Lyn Ary Homesite Subdivision; Lots 1 and 2 of Power Subdivision; Lots 0, 1 through 11, and 42 through 45, Tract A, and Lots 13B, 18B, 19A, through 25A, 29C, 30C, 34B, 33A, 36B, 37B, 39A, 40A, and 41A, Block A-2 of Turnagain Heights Subdivision and the Lyn Ary Park Site..

Section 2. At the conclusion of the Public Hearing on November 13, 1979, the Municipal Assembly amended and approved Ordinance 79-193. The first amendment excluded lots from the RID that are above the bluff line and do not have access to the streets proposed for improvement. The effect of this amendment deleted Lots 13B, 34B, 35A, 36B, and 37B of Block A-2 of the Turnagain Heights Subdivision as property specially benefited by the assessment district. The second amendment deleted Lot 29C, Block A-2 of the Turnagain Heights Subdivision.

Section 3. On February 26, 1985, the Municipal Assembly amended and approved AO No. 85-25 which ordained:

3.A That the Lyn Ary Park and Lots 42, 43, 44 and 45 of Tract A of the Turnagain Heights Subdivision be deleted as property specially benefited from the assessment district.

1 3.B That Section 3 of the original ordinance, AO 79-
2 193, in which the assessable cost of the project, be described
3 as the lesser amount of (1) contract costs plus twenty percent
4 (20%) for non-contract costs or (2) the last approved estimate
5 plus ten percent (10%), be repealed and the full cost of the
6 improvements as authorized under AO 79-193 be assessed to the
7 benefited parcels, notwithstanding Anchorage Municipal Code
8 19.30.040.
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11 3.C That property owners bearing more than fifty
12 percent (50%) of the new estimated cost, as revised by AO 85-25,
13 approve the continuation of the district.
14

15 Section 4. On April 18, 1985, property owners representing
16 over fifty percent (50%) of the revised estimated cost approved
17 a petition to continue with the district.
18

19 Section 5. On July 21, 1987 the Municipal Assembly amended
20 and accepted AIM 209-87 to establish a geotechnical study and
21 provided that the owners, by agreement, be required to reimburse
22 the Municipality the cost of the study, not to exceed \$100,000.
23
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25 Section 6. As of December 7, 1990, property owners
26 approved a petition to continue with the district, which
27 contained revised estimated costs based upon an actual bid to
28 construct the project. Additionally, property owners who
29 represented over fifty percent (50%) of the cost petitioned to
30 have street lights included as an improvement with the
31 residential streets.
32
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34 Section 7. On April 25, 1991, the plat of Turnagain NE
35 (Plat Number 91-19) was filed with the State of Alaska District
36 Recorder. Owners representing twenty-four (24) lots executed
37 and signed the replat. This replat re-designated Lots 1 and 1A
38 of Lyn Ary Homesite Subdivision; Lots 1 and 2 of Power
39 Subdivision; Lots 0, and 1 through 11 of Tract A, and Lots 18B,
40 20A, 21A, 24A, 25A, 39A, 40A, and 41A, Block A-2 of Turnagain
41 Heights Subdivision, to Lots 1A-1, 2A-1-1, 1B-1, 1C-1, 0A-1, 1A-
42 2-1, 2A-2-1, 3A-1, 4A-1, 5A-1, 6A-1, 7A-1, 8A-1, 9A-1, 10A-1,
43 11A-1 of Block A, and Lots 18C-1, 20B-1, 21B-1, 24B-1, 25B-1,
44 39B-1, 40B-1, 41B-1, of Block A-2, of Turnagain NE.
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48 Section 8. On May 8, 1992, Plat Number 92-34 was filed
49 with the State of Alaska District Recorder, in which Lots 24B-1
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1 and 25B-1, Block A-2, Turnagain NE were replatted into Lot 25B-
2 2, Block A-2, Turnagain NE.
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4 Section 9. On September 15, 1992, the Municipal
5 Assembly amended and approved AO No. 92-112 which deleted
6 Lot 25B-2, Block A-2, Turnagain NE from District 8P79. After
7 being vetoed by the Mayor, the Assembly overrode the veto on
8 September 22, 1992.
9

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11 Section 10. On December 17, 1993, the final pay estimate
12 for the contract, to construct the improvements in the Northeast
13 Turnagain Area, was executed between the contractor and the
14 Department of Public Works.
15

16
17 Section 11. On April 29, 1994 Plat Number 94-48 was filed
18 with the State of Alaska District Recorder, in which Lots 9A-1,
19 10A-1, and 11A-1, Block A, Turnagain NE were replatted into Lot
20 10B, Block A, Turnagain NE Subdivision.
21

22 Section 12. See amendment on page 7.
23 NOW THEREFORE, THE ANCHORAGE ASSEMBLY ORDAINS:
24

25 Section 1. That the property currently described in
26 Subsection (A) has been deleted from Special Assessment District
27 8P79, and any assessments for those properties will be borne by
28 the currently described property in subsection (B).
29

30 1.A Properties deleted from Special Assessment
31 District 8p79 include: Lots 42, 43, 44A and 45A, of Tract A, and
32 Lots 13B, 29C, 34B, 35A, 36B, and 37B of Block A-2 of the
33 Turnagain Heights Subdivision; and Lot 25B-2, Block A-2, of
34 Turnagain NE and the Lyn Ary Park.
35

36 1.B Properties assessed for Special Assessment
37 District 8P79 include: Lots 1A-1, 2A-1-1, 1B-1, 1C-1, 0A-1, 1A-
38 2-1, 2A-2-1, 3A-1, 4A-1, 5A-1, 6A-1, 7A-1, 8A-1, 10B, of Block
39 A, and Lots 18C-1, 20B-1, 21B-1, 39B-1, 40B-1, 41B-1, of Block
40 A-2, of Turnagain NE; and Lot 19B, of Turnagain NE Plat of 86-
41 74; and Lots 22A, 23A and 30C of Block A-2, of the Turnagain
42 Heights Subdivision.
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45 Section 2. That the public improvement described in the
46 findings of Section 1 of AO 79-193 is hereby repealed and
47 reenacted as follows:
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1 A petition for creation of a Special Assessment
2 District, and petitions for the continuation of the Special
3 Assessment District were signed by sufficient and proper
4 petitioners. A petition to add street lights to the Special
5 Assessment District was signed by sufficient and proper
6 petitioners. An agreement to conduct a geotechnical study was
7 authorized by the Municipal Assembly and entered into with
8 property owners on a voluntary basis. A replat was signed by
9 property owners on a voluntary basis and recorded. The purpose
10 of the petitions, agreement and replat was to construct standard
11 residential streets, with curbs and gutters and street lights,
12 on Turnagain Parkway from McCollie Avenue to Marston Drive,
13 Marston Drive from Turnagain Parkway to Loussac Drive and
14 Susitna View Court from Turnagain Parkway to its west end, to
15 confirm the soil stability of the area with a geotechnical
16 study, and confirm property lines through the replat process.
17
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19
20 Section 3. Section 4 of AO 85-25 is repealed and reenacted
21 as follows:
22

23 3.A Costs assessed for street paving, curbs and
24 gutters shall be:

25 (1) the actual construction cost plus twenty
26 percent (20%) for non-onstruction costs, and
27

28 (2) municipal costs in excess of twenty percent
29 (20%) identified as prorated cost of the street improvements
30 constructed.
31
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33 3.B Costs assessed for street lights shall be the
34 construction cost plus twenty percent (20%) for non-construction
35 costs.
36

37 3.C Costs assessed for the geotechnical study shall
38 be \$100,000 and shall be assessed to the property of the
39 owners who signed the agreement to reimburse the Municipality.
40
41

42 3.D Costs assessed for the replat shall be the actual
43 costs required to complete the replat and shall be assessed to
44 owners who signed the replat.
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46 3.E The assessable costs shall be reduced \$300,282.60.

47 Section 4. Section 4 of AO 79-193 is repealed and
48 reenacted as follows:
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Assessments levied pursuant to this ordinance shall be calculated in the following manner:

4.A Assessments levied for street improvements shall be calculated in accordance with Title 19 in effect at the time of approval of AO 79-193.

4.B Assessments levied for street lights shall be calculated on a basis proportional to the area of the lots fronting the streets that were improved. The Assembly finds that assessments for street lights calculated on this basis are proportionate to the benefit received from and the burden imposed upon the improvement.

4.C Assessments levied for the geotechnical study shall be levied to the property of the owners who entered into the agreement to reimburse the Municipality for the study on an equal basis, in which each property shall be levied the same assessment. The Assembly finds that assessments for the study calculated on this basis are proportionate to the benefit received from and the burden imposed upon the improvement.

4.D Assessments levied for the replat shall be calculated on an area basis proportional to each lot replatted. The Assembly finds that assessments for the replat calculated on this basis are proportionate to the benefit received from and the burden imposed upon the improvement.

Section 5. The improvements authorized under this Ordinance are hereby deemed complete. Special assessments are hereby levied against the lots and tracts specially benefited by the said improvements as set forth in the attached assessment roll prepared for the district.

Section 6. Timely notice was sent to each property owner whose property was specially benefited by the improvements as indicated on the assessment roll, and each property owner was given notice of a public hearing before the Assembly for the purpose of giving the property owners an opportunity to present objections to the roll by showing errors and inequalities and by submitting any reason for amending or correcting the assessment roll for the Paving Special Assessment District No. 8P79 - Northeast Turnagain Paving, Street Lights, Geotechnical Study and Replat.

1 Section 7. In conformance with the notice to the property
2 owners, the Assembly held a hearing on April 7, 1998 to
3 hear objections to the roll by property owners. At said
4 hearing, all errors and inequalities to which valid objections
5 were raised, if any, were corrected and the amounts now
6 indicated on said special assessment roll are the amounts
7 finally determined to be assessed and which are equal to or less
8 than the special benefit to each property accruing from the
9 improvements constructed in said special assessment district.
10 The assessment roll has been duly certified by the clerk.
11 Special assessments are hereby levied against the lots and
12 tracts specially benefited by the said improvements as set forth
13 in the attached assessment roll for the district.
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17 Section 8. All assessments and installment interest
18 thereon may be paid in approximately twenty (20) equal annual
19 installments. Annual installments are due and payable on or
20 before the 30th day of November of each year, with the
21 first such installment coming due and being payable on
22 November 1, 19 98.
23

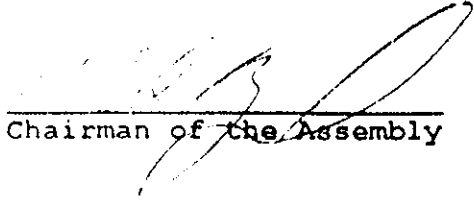
24
25 Section 9. Interest on the unpaid assessment shall be at
26 the rate equal to the effective interest rate on the last bonds
27 sold to finance similar improvements.
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30 Section 10. Assessment installments not paid when due and
31 payable are delinquent beginning on the day following the date
32 when due and payable. A penalty of eight percent (8%) shall be
33 added to any assessment installment not paid before the date of
34 delinquency and both the penalty and the delinquent amount shall
35 draw interest at the rate of eight percent (8%) per annum until
36 paid.
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39 Section 11. Within thirty (30) days from the passage of
40 this resolution, the Municipal Treasurer shall mail, postage
41 prepaid, a notice to any owner of property whose assessment,
42 schedule of payments, delinquencies, or amount of penalty and
43 interest has been changed as a result of the hearing on the
44 assessment roll. Not more than sixty (60), or less than thirty
45 (30) days before the date said assessment or the first
46 installment thereof shall become delinquent, the Municipal
47 Treasurer shall mail a payment notice to each property owner,
48 but failure to mail such notice shall in no way affect any
49 liability for assessment levied by this resolution.
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51 Section 12. See amendment on page 7.
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1 PASSED AND APPROVED by the Assembly of Anchorage, Alaska,
2 this 14th day of April, 1998.
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12 Chairman of the Assembly
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15 ATTEST:
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22 Municipal Clerk
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25 Amendment approved April 14, 1998:

26 Page 4:
27 Section 12. The total increase in costs to the Sanitary Sewer, Water and
28 Street Improvement Assessment Districts since the 1990 repetition was
29 \$300,282.60.
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31 Page 6:
32 Section 12: The effective date of this ordinance is established as July 14, 1998.
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RELIEF AMENDMENT # 6

DISTRICT 8P79 - NE TURNAGAIN RID
ASSESSMENT COMPARISON

ID	TURNAGAIN N.E.		AO 98-1		LESS \$300,282.60 RELIEF	RESULTING ASSESSMENTS RELIEF # 6	OWNERS
	BLK	LOT	RESULTING ASSESSMENT	ASSESSMENT			
1	A	1B1	61,255.14	-12,496.13	48,759.01	CHUNG	
2	A	0A1	56,381.04	-11,149.22	45,231.82	PUGH	
3	A	10B	135,227.37	-32,775.28	102,452.09	RASMUSON	
4	A	1A1	53,128.49	-10,434.62	42,693.87	OSENGA	
5	A	1A2-1	55,222.39	-10,921.67	44,300.72	MAGUIRE	
6	A	1C1	77,803.72	-19,253.07	58,550.65	GOLDEN VIEW	
7	A	2A-1-1	62,091.57	-12,520.57	49,571.00	SHEFFIELD	
8	A	2A2-1	49,793.38	-11,871.24	37,922.14	ATWOOD	
9	A	3A1	45,207.64	-10,926.53	34,281.11	ATWOOD	
10	A	4A1	55,189.98	-10,926.53	44,263.45	URIG	
11	A	5A1	55,172.94	-10,926.64	44,246.30	URIG	
12	A	6A1	45,154.53	-10,926.53	34,228.00	DANNER	
13	A	7A1	55,136.81	-10,926.53	44,210.28	NELSON	
14	A	8A1	55,119.53	-10,926.64	44,192.89	RASMUSON	
15	A2	18C1	47,669.49	-12,000.08	35,669.41	CROFT	
16	A2	19B	34,193.44	-8,763.43	25,430.01	CROFT	
17	A2	20B1	42,368.45	-10,714.45	31,654.00	BURCHAM	
18	A2	21B1	52,571.27	-10,766.76	41,804.51	IGNATIEV	
19	A2	22A	42,043.69	-10,775.37	31,268.32	RENTCHLER	
20	A2	23A	42,043.69	-10,775.37	31,268.32	RENTCHLER	
21	A2	30C	22,050.69	-5,651.36	16,399.33	CHRISTOPHERSON	
22	A2	34B1	77,673.52	-19,735.97	57,937.55	MARSTON	
23	A2	40B1	52,778.08	-13,355.20	39,422.88	MARSTON	
24	A2	41B1	42,556.53	-10,763.44	31,793.09	INGRIM	
			1,317,833.37	-300,282.60	1,017,550.75		

TOTAL ASSESSED	1,017,550.75	77.2%
TOTAL RELIEF	300,282.60	22.8%
TOTAL ASSESSMENT	1,317,833.37	100.0%

DISTRICT 8P79 - NE TURNAGAIN

COST COMPARISON SINCE 1990

REGARDING AO 98-1
4/13/98

CATEGORIES	1990 ESTIMATED COSTS			1998 ASSESSED COSTS			CHANGES SINCE 1990		
	CONTRACTS	NON-CONTRACT COSTS	TOTAL	CONTRACTS	NON-CONTRACT COSTS	TOTAL	CONTRACTS	NON-CONTRACT COSTS	TOTAL
STREET	457,490.00	385,378.00	842,868.00	712,198.13	370,174.26	1,082,372.39	254,708.13	-15,203.74	239,504.39
LIGHTS	70,000.00	0.00	70,000.00	73,300.98	14,660.20	87,961.18	3,300.98	14,660.20	17,961.18
REPLAT	0.00	47,492.00	47,492.00		47,499.80	47,499.80	0.00	7.80	7.80
SOILS	0.00	100,000.00	100,000.00		100,000.00	100,000.00	0.00	0.00	0.00
TOTAL RID	527,490.00	532,870.00	1,060,360.00	785,499.11	532,334.26	1,317,833.37	258,009.11	-535.74	257,473.37
SANITARY SEWER	240,474.00	363,351.00	603,825.00	346,877.21	282,316.84	629,194.05	106,403.21	-81,034.16	25,369.05
WATER	168,853.00	169,477.00	338,330.00	200,086.08	121,177.10	321,263.18	31,233.08	-48,299.90	-17,066.82
TOTAL AWWU	409,327.00	532,828.00	942,155.00	546,963.29	403,493.94	950,457.23	137,636.29	-129,334.06	8,302.23
TOTAL	936,817.00	1,065,698.00	2,002,515.00	1,332,462.40	935,828.20	2,268,290.60	395,645.40	-129,869.80	265,775.60

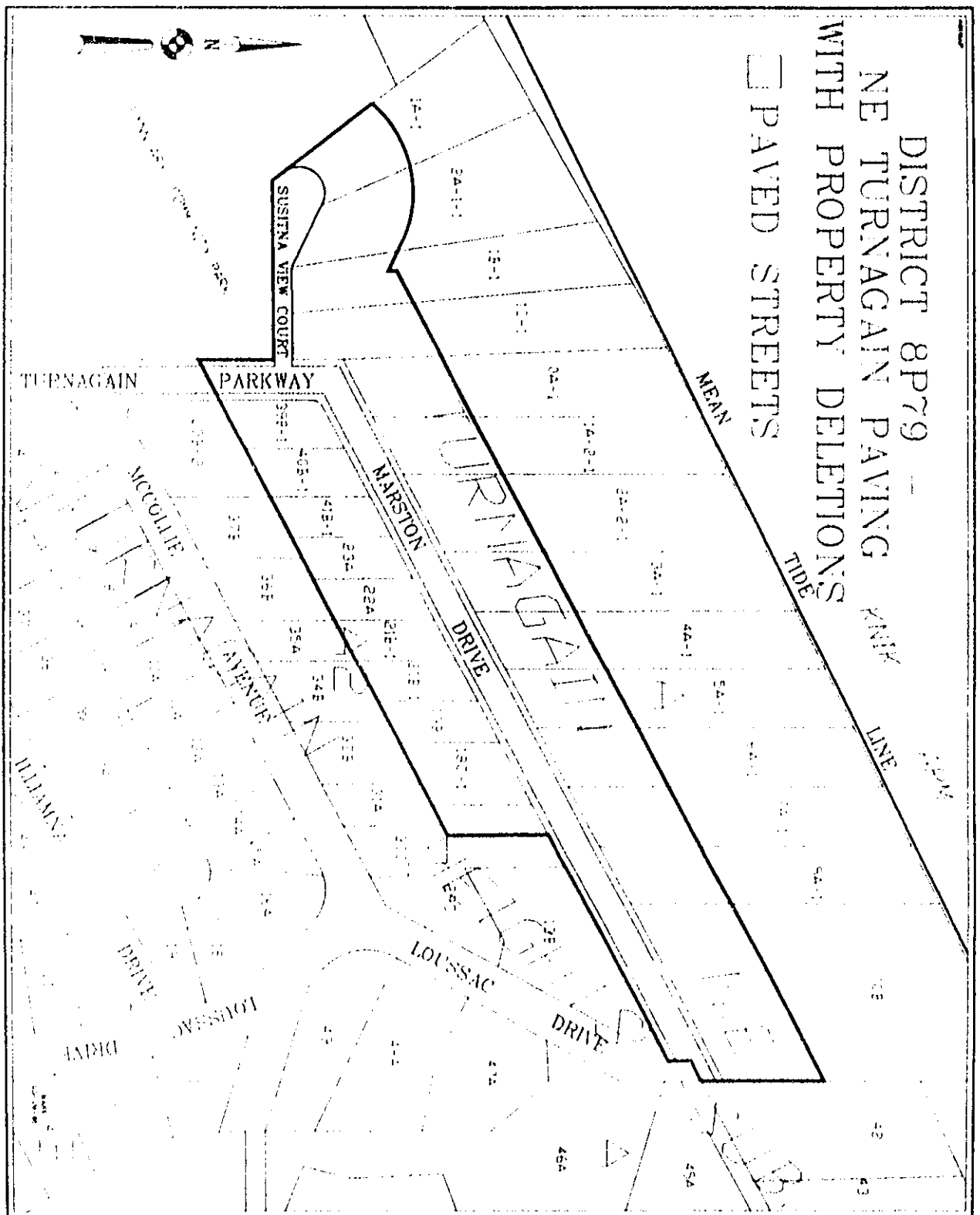
PLUS DELETION COST OF LOT 25B-2, BLOCK A2 TURNAGAIN NE.

TOTAL RELIEF NUMBER 6

34,507.00

300,282.60

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Cantrell, Vickie M

AO 98-1

From: Sollenberger, Mark A.
Sent: Tuesday, August 11, 1998 3:40 PM
To: Traylor, Anna D
Cc: Cantrell, Vickie M
Subject: REVISED NE TURNAGAIN ROLL PER ASSEMBLY JULY 14, ACTION

ANN - VICKIE

ATTACHED IS THE REVISED ROLL FOR AO 98-1 NE TURNAGAIN RID PER THE ASSEMBLY AMENDMENT.

ANY QUESTIONS CALL ME:

MARK S
X8208



AMENDEDROLL.doc

**MUNICIPALITY OF ANCHORAGE ASSESSMENT ROLL FOR
STREET AND STREET LIGHT ASSESSMENT DISTRICT NUMBER 8P79 - NORTH EAST TURNAGAIN PAVING AND STREET LIGHTS
AS AMENDED BY THE MUNICIPAL ASSEMBLY APRIL 14, 1998**

INTEREST RATE SET AT 5.1849%

BY: MARK S.

August 11, 1998	TAX NUMBER AND LEGAL DESCRIPTION	ASSESS- MENT	INTEREST	TOTAL	PAY PERIOD	ANNUAL PAYMENT	OWNER AND ADDRESS OF RECORD
1	00112113 TURNAGAIN NE BLOCK A LOT 1A1	\$ 42,693.87	\$ 23,471.16	\$ 66,165.03	20 YEARS	\$ 3,308.25 \$ 48.00 \$ 3,356.25	OSENGA LARRY P & ARDELLE J LIVING TRUST OSENGA L P & A J TRUSTEES 1822 FOREST PARK DR ANCHORAGE AK 99517
2	00112118 TURNAGAIN NE BLOCK A LOT 1A2-1	\$ 44,300.72	\$ 24,354.53	\$ 68,655.25	20 YEARS	\$ 3,432.76 \$ 48.00 \$ 3,480.76	MAGUIRE KEVIN P O BOX 110790 ANCHORAGE AK 99511
3	00112115 TURNAGAIN NE BLOCK A LOT 1B1	\$ 48,759.01	\$ 26,805.50	\$ 75,564.51	20 YEARS	\$ 3,778.23 \$ 48.00 \$ 3,826.23	CHUNG RICHARD T YUAN SANDY F 3115 SUSITNA VIEW COURT ANCHORAGE AK 99517
4	00112116 TURNAGAIN NE BLOCK A LOT 1C1	\$ 58,550.65	\$ 32,188.50	\$ 90,739.15	20 YEARS	\$ 4,536.96 \$ 48.00 \$ 4,584.96	GOLDEN VIEW FISHERIES INC 18011 GOLDEN VIEW DRIVE ANCHORAGE AK 99516
5	00112114 TURNAGAIN NE BLOCK A LOT 2A-1-1	\$ 49,571.00	\$ 27,251.89	\$ 76,822.89	20 YEARS	\$ 3,841.14 \$ 48.00 \$ 3,889.14	SHEFFIELD WILLIAM J 3125 SUSITNA VIEW COURT ANCHORAGE AK 99517
6	00113279 TURNAGAIN NE BLOCK A LOT 3A1	\$ 34,281.11	\$ 18,846.20	\$ 53,127.31	20 YEARS	\$ 2,656.37 \$ 48.00 \$ 2,704.37	ATWOOD ROBERT B LIVING TRUST 50% & RESIDUARY TRUST UTA 50% 2000 ATWOOD DRIVE ANCHORAGE AK 99517
7	00113280 TURNAGAIN NE BLOCK A LOT 4A1	\$ 44,263.45	\$ 24,334.04	\$ 68,597.49	20 YEARS	\$ 3,429.87 \$ 48.00 \$ 3,477.87	URIG SUSAN 2905 MARSTON DRIVE ANCHORAGE AK 99517
8	00113281 TURNAGAIN NE BLOCK A LOT 5A1	\$ 44,246.30	\$ 24,324.61	\$ 68,570.91	20 YEARS	\$ 3,428.55 \$ 48.00 \$ 3,476.55	URIG SUSAN 2905 MARSTON DRIVE ANCHORAGE AK 99517
9	00113282 TURNAGAIN NE BLOCK A LOT 6A1	\$ 34,228.00	\$ 18,817.01	\$ 53,045.01	20 YEARS	\$ 2,652.25 \$ 48.00 \$ 2,700.25	DANNER FRANK A & MARIE-FRANCE J 3111 C STREET STE 100 ANCHORAGE AK 99503
10	00113283 TURNAGAIN NE BLOCK A LOT 7A1	\$ 44,210.28	\$ 24,304.81	\$ 68,515.09	20 YEARS	\$ 3,425.75 \$ 48.00 \$ 3,473.75	NELSON DANIEL D 219 LAKE STREET SOUTH STE B KIRKLAND WA 98033
11	00113284 TURNAGAIN NE BLOCK A LOT 8A1	\$ 44,192.69	\$ 24,295.26	\$ 68,487.95	20 YEARS	\$ 3,424.41 \$ 48.00 \$ 3,472.41	RASMUSON EDWARD B & CATHRYN R 50% & NELSON DANIEL D 50% 219 LAKE STREET SUITE F KIRKLAND WA 98033
12	00112117 TURNAGAIN NE BLOCK A LOT 9A1	\$ 45,231.62	\$ 24,866.41	\$ 70,098.03	20 YEARS	\$ 5,504.91 \$ 48.00 \$ 5,552.91	PUGH JOHN & KATHLEEN J WILLIS CORRCOON 4220 B STREET ANCHORAGE AK 99503
13	00113281 TURNAGAIN NE BLOCK A LOT 10B	\$ 102,452.09	\$ 55,323.52	\$ 157,775.61	20 YEARS	\$ 7,938.78 \$ 48.00 \$ 7,986.78	RASMUSON FAMILY LIVING TRUST RASMUSON CATHRYN R & EDWARD B TRUSTEES PO BOX 106900 ANCHORAGE AK 99516
14	00113276 TURNAGAIN NE	\$ 37,622.14	\$ 20,647.86	\$ 58,270.00	20	\$ 3,938.50	ATWOOD ROBERT B RESIDUARY TRUST UTA

**MUNICIPALITY OF ANCHORAGE ASSESSMENT ROLL FOR
STREET AND STREET LIGHT ASSESSMENT DISTRICT NUMBER 8P79 - NORTH EAST TURNAGAIN PAVING AND STREET LIGHTS
AS AMENDED BY THE MUNICIPAL ASSEMBLY APRIL 14, 1998**

August 11, 1998		INTEREST RATE SET AT 5.1849%			BY MARK S		
ID	TAX NUMBER AND LEGAL DESCRIPTION	ASSESS- MENT	INTEREST	TOTAL	PAY PERIOD	ANNUAL PAYMENT	OWNER AND ADDRESS OF RECORD
	BLOCK A LOT 2A2-1				YEARS	\$ 48.00	2000 ATWOOD DRIVE ANCHORAGE AK 99517
15	00113270 TURNAGAIN N E BLOCK A2 LOT 18C1	\$ 35,669.41	\$ 19,609.43	\$ 55,278.84	20 YEARS	\$ 2,763.94	CROFT CHANCY & TONI 2727 MCCOLLIE AVENUE ANCHORAGE AK 99517
16	00113258 TURNAGAIN N E BLOCK A2 LOT 19B	\$ 25,430.01	\$ 13,960.27	\$ 39,410.28	20 YEARS	\$ 1,970.51	CROFT CHANCY & TONI 2727 MCCOLLIE AVE ANCHORAGE AK 99517
17	00113271 TURNAGAIN N E BLOCK A2 LOT 20B1	\$ 31,654.00	\$ 17,401.94	\$ 49,055.94	20 YEARS	\$ 2,452.80	BURCHAM ROBERT PO BOX 220733 ANCHORAGE AK 99522
18	00113272 TURNAGAIN N E BLOCK A2 LOT 21B1	\$ 41,804.51	\$ 22,982.23	\$ 64,786.74	20 YEARS	\$ 3,239.34	IGNATIEV ALEXANDER G PO BOX 103452 ANCHORAGE AK 99510
19	00113223 TURNAGAIN HEIGHTS BLOCK A2 LOT 22A	\$ 31,268.32	\$ 17,189.91	\$ 48,458.23	20 YEARS	\$ 2,422.91	RENTSCHLER CARL T REV TRUST RENTSCHLER CARL T TRUSTEE 440 EAGLE ST ANCHORAGE AK 99501
20	00113222 TURNAGAIN HEIGHTS BLOCK A2 LOT 23A	\$ 31,268.32	\$ 17,189.91	\$ 48,458.23	20 YEARS	\$ 2,422.91	RENTSCHLER CARL T REV TRUST RENTSCHLER CARL T TRUSTEE 440 EAGLE ST ANCHORAGE AK 99501
21	00113246 TURNAGAIN HEIGHTS BLOCK A2 LOT 30C	\$ 16,399.33	\$ 9,015.61	\$ 25,414.94	20 YEARS	\$ 1,270.75	CHRISTOPHERSON ALAN B & MARY E 2715 MCCOLLIE AVENUE ANCHORAGE AK 99517
22	00113277 TURNAGAIN N E BLOCK A2 LOT 39B1	\$ 57,937.55	\$ 31,851.44	\$ 89,788.99	20 YEARS	\$ 4,489.45	MARSTON BROOKE & WILDA K 2001 TURNAGAIN PKWY ANCHORAGE AK 99517
23	00113274 TURNAGAIN N E BLOCK A2 LOT 40B1	\$ 38,422.88	\$ 21,672.92	\$ 60,095.80	20 YEARS	\$ 3,054.79	MARSTON BROOKE & WILDA 2001 TURNAGAIN PKWY ANCHORAGE AK 99517
24	00113275 TURNAGAIN N E BLOCK A2 LOT 41B1	\$ 31,793.09	\$ 17,478.40	\$ 49,271.49	20 YEARS	\$ 2,463.87	INGRIM STACIE R & GUY M 2122 TULIK DRIVE ANCHORAGE AK 99517
TOTALS		1,017,550.75	559,433.36	1,576,984.11		\$ 113,847.70	
						\$ 1,463.00	
						\$ 1,110,507.97	

MUNICIPALITY OF ANCHORAGE
SUMMARY OF ECONOMIC EFFECTS - GENERAL GOVERNMENT

AO Number: 08-1 Title: AO AMENDING AND ASSESSING DISTRICT 8P79-
 NE TURNAGAIN PAVING AND STREET LIGHTS

Sponsor: Public Works

Preparing Agency: Public Works Others Affected: None

Changes in Expenditures and Revenues (Thousands of Dollars)

Operating Expenditures	FY	FY	FY	FY	FY
1000 Personal services	N/A				
2000 Supplies	N/A				
3000 Other services	N/A				
4000 Debt service	N/A				
5000 Capital Outlay	N/A				
Total Direct Costs	N/A				

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

REVENUES:	N/A				
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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:

None.

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

Private Sector Economic Effects:

Property owners will be assessed for improvements as stated on the attached assessment roll.

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

Prepared by: Mark A. Sollenberger
(name)

Telephone: 343-8208

Validated by OMB: *Samuel Moore*
(name)

Date: 10/9/97

Approved by: *James T. Leno*
Director, Preparing Agency

Date: 10/3/97

Concurred by: _____
Director, Affected Agency

Date: _____

Approved by: _____
Executive Mangager

Date: _____

**MUNICIPALITY OF ANCHORAGE ASSESSMENT ROLL FOR
STREET AND STREET LIGHT ASSESSMENT DISTRICT NUMBER 8P79 - NORTH EAST TURNAGAIN PAVING AND STREET LIGHTS**

NOVEMBER 5, 1997		INTEREST RATE SET AT 5.1849%			BY: MARK S.		
ID	TAX NUMBER AND LEGAL DESCRIPTION	ASSESS- MENT	INTEREST	TOTAL	PAY PERIOD	ANNUAL PAYMENT	OWNER AND ADDRESS OF RECORD
1	00112113 TURNAGAIN NE BLOCK A LOT 1A1	\$ 53,128.51	\$ 29,207.65	\$ 82,336.16	20 YEARS	\$4,116.81 \$ 48.00 \$4,164.81	OSENGA LARRY P & ARDELLE J LIVING TRUST OSENGA L P & A JTRUSTEES 1822 FOREST PARK DR ANCHORAGE AK 99517
2	00112114 TURNAGAIN NE BLOCK A LOT 2A-1-1	\$ 62,091.56	\$ 34,135.13	\$ 96,226.69	20 YEARS	\$4,811.33 \$ 48.00 \$4,859.33	SHEFFIELD WILLIAM J 3125 SUSITNA VIEW COURT ANCHORAGE AK 99517
3	00112115 TURNAGAIN NE BLOCK A LOT 1B1	\$ 61,255.14	\$ 33,675.30	\$ 94,930.44	20 YEARS	\$4,746.52 \$ 48.00 \$4,794.52	CHUNG RICHARD T YUAN SANDY F 3115 SUSITNA VIEW COURT ANCHORAGE AK 99517
4	00112116 TURNAGAIN NE BLOCK A LOT 1C1	\$ 77,803.72	\$ 42,772.96	\$ 120,576.68	20 YEARS	\$6,028.83 \$ 48.00 \$6,076.83	GOLDEN VIEW FISHERIES INC 18011 GOLDEN VIEW DRIVE ANCHORAGE AK 99516
5	00112117 TURNAGAIN NE BLOCK A LOT 0A1	\$ 56,381.05	\$ 30,995.75	\$ 87,376.80	20 YEARS	\$4,368.84 \$ 48.00 \$4,416.84	PUGH JOHN & KATHLEEN % WILLIS CORROON 4220 B STREET ANCHORAGE AK 99503
6	00112118 TURNAGAIN NE BLOCK A LOT 1A2-1	\$ 55,222.40	\$ 30,358.78	\$ 85,581.18	20 YEARS	\$4,279.06 \$ 48.00 \$4,327.06	MAGUIRE KEVIN P.O. BOX 110790 ANCHORAGE AK 99511
7	00113222 TURNAGAIN HEIGHTS BLOCK A2 LOT 23A	\$ 42,043.69	\$ 23,113.72	\$ 65,157.41	20 YEARS	\$3,257.87 \$ 48.00 \$3,305.87	RENTSCHLER CARL T REV TRUST RENTSCHLER CARL T TRUSTEE 440 EAGLE ST ANCHORAGE AK 99501
8	00113223 TURNAGAIN HEIGHTS BLOCK A2 LOT 22A	\$ 42,043.69	\$ 23,113.72	\$ 65,157.41	20 YEARS	\$3,257.87 \$ 48.00 \$3,305.87	RENTSCHLER CARL T REV TRUST RENTSCHLER CARL T TRUSTEE 440 EAGLE ST ANCHORAGE AK 99501
9	00113246 TURNAGAIN HEIGHTS BLOCK A2 LOT 30C	\$ 22,050.69	\$ 12,122.47	\$ 34,173.16	20 YEARS	\$1,705.66 \$ 48.00 \$1,753.66	CHRISTOPHERSON ALAN E & MARY E 2715 MCCOLLIE AVENUE ANCHORAGE AK 99517
10	00113255 TURNAGAIN NE BLOCK A2 LOT 155	\$ 34,193.43	\$ 18,798.00	\$ 52,991.43	20 YEARS	\$2,649.57 \$ 48.00 \$2,697.57	CROFT CHANCY & TONI 2717 MCCOLLIE AVE ANCHORAGE AK 99517
11	00113270 TURNAGAIN NE BLOCK A2 LOT 160	\$ 47,669.47	\$ 26,206.52	\$ 73,875.99	20 YEARS	\$3,693.80 \$ 48.00 \$3,741.80	CROFT CHANCY & TONI 2717 MCCOLLIE AVENUE ANCHORAGE AK 99517

MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 10-98

Meeting Date: January 6, 1998

1 **From:** Mayor

2
3 **Subject:** ORDINANCE ASSESSING DISTRICT 8P79 - NE TURNAGAIN PAVING AND
4 STREET LIGHTS.

5
6 Attached is a report from the Department of Public Works, describing the background and information
7 concerning the assessment district for District 8P79 - NE Turnagain Paving and Street Lighting. When
8 final assessments are levied, the standard practice is for the Assembly to adopt a resolution confirming a
9 final assessment roll. The intent of the resolution is to establish final assessments in the manner prescribed
10 in the original ordinance creating the district.

11
12 Since the street improvement district petition was submitted for creation in 1979, the original petition and
13 project have changed. The changes that were added to the creation ordinance definition of the scope of
14 the project include implementing a replat, conducting a soils study and adding street lights to the
15 improvements being constructed. These improvements, and the method of how they are assessed, should
16 be incorporated into the district in ordinance form. Also, the Assembly has made amendments to delete
17 property from the assessment district and increase the assessable overhead costs above the standard 20%.

18
19
20 The attached ordinance amends and consolidates past approved ordinances and levies special assessments
21 for District 8P79. The total assessable project cost is \$1,317,833.37 and is an accumulation of the
22 following charges. The first group of costs are those that are generally assessed to all properties in the
23 district, and the second group of costs are assessed only to those owners that voluntarily signed for them.

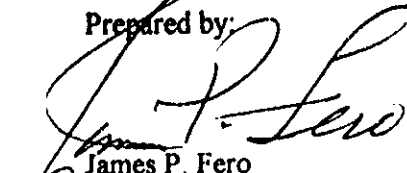
<u>ITEMS ASSESSED</u>	<u>FINAL COST</u>
STREET AND LIGHT PROJECT COST	\$1,170,333.57
REPLAT COST	\$ 47,499.80
GEOTECHNICAL STUDY CHARGE	\$ 100,000.00
TOTAL ASSESSABLE COST	\$1,317,833.37

THE ADMINISTRATION RECOMMENDS A PUBLIC HEARING BE SCHEDULED FOR THIS ORDINANCE, AND UPON CONCLUSION OF THE HEARING APPROVE AO 98-1, WITH THE DATE OF FIRST PAYMENT BEING SET FOR _____.

Concur:

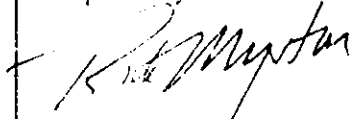
Prepared by:


Larry D. Crawford
Municipal Manager


James P. Fero
Director of Public Works




Respectfully submitted,

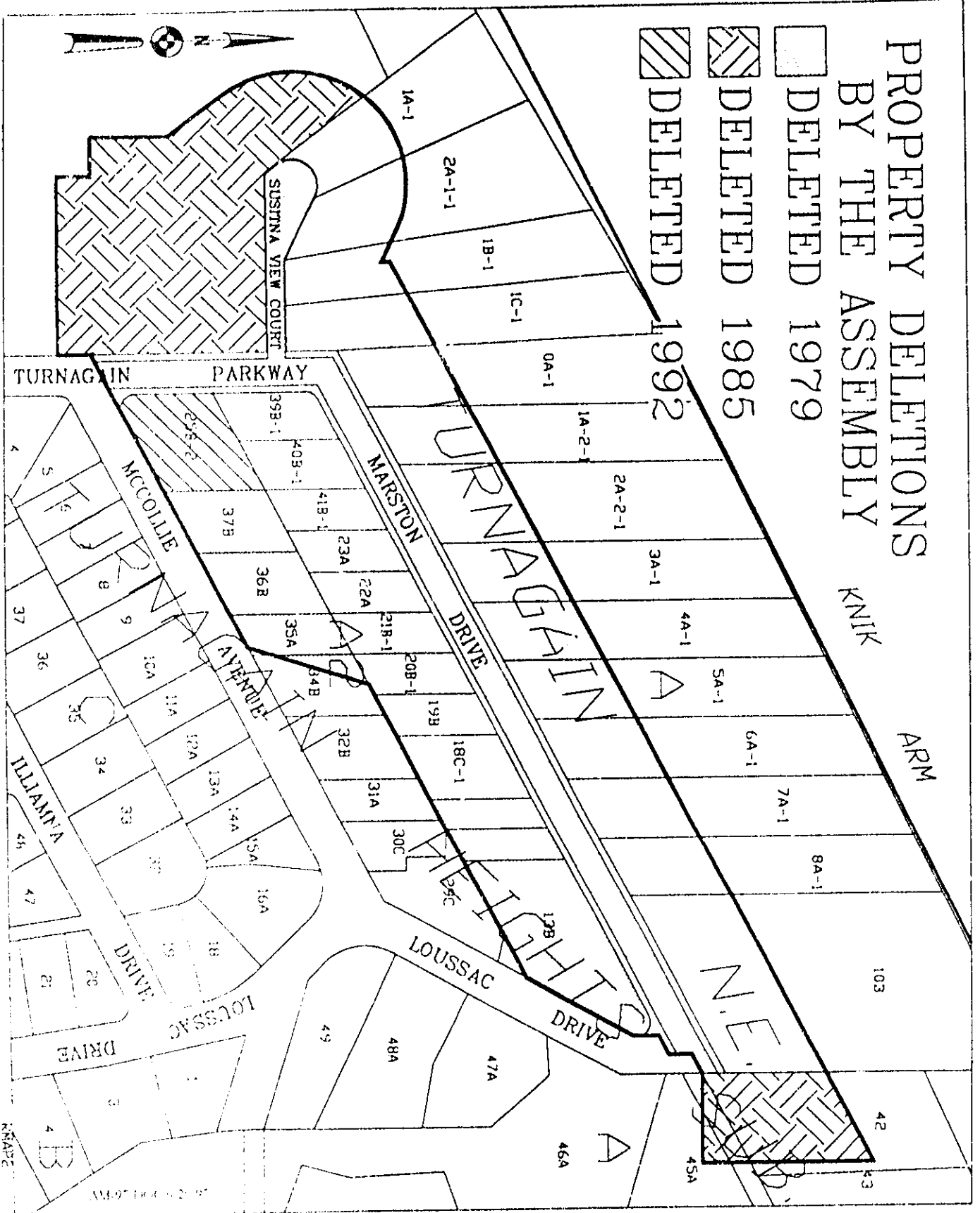
Concur:


Rick Mystrom
Mayor


George J. Vakalis
Operations Manager

PROPERTY DELETIONS BY THE ASSEMBLY KNICK ARM

-  DELETED 1979
-  DELETED 1985
-  DELETED 1992



Municipality of Anchorage
Public Works
Memorandum

DATE: November 18, 1997

TO: James P. Fero, Director of Public Works

THROUGH: Ted J. Forsi, P.E., Municipal Engineer

FROM: Mark Sollenberger, Project Management and Engineering
Division, Department of Public Works

SUBJECT: BACKGROUND OF DISTRICT 8P79 - NORTHEAST TURNAGAIN PAVING
AND STREET LIGHTS

On March 11, 1978 the Assembly approved AO 78-84, AN ORDINANCE RELATING TO DEVELOPMENT OF LAND WITHIN THE AREA KNOWN AS THE TURNAGAIN SLIDE AREA AND REPEALING AO 77-214 AND AO 77-400. This ordinance prohibited building on the land shown in Turnagain Area Map unless full standard streets and utilities were installed in the area. Because the land was already subdivided and under multiple ownership it was the assumption that the primary method to construct these improvements were by special assessment districts. On February 13, 1979, the Assembly created LID 101, for sanitary sewer, and on May 8, 1979, WID 307 was created for water improvements.

On November 13, 1979, a Public Hearing was conducted by the Assembly for proposed AO No. 79-193 concerning a petition to create Street Special Assessment District 8P79 to construct paved streets with rolled curbs and gutters in the Northeast Turnagain Area (1979 District Map). At the conclusion of the Public Hearing the Assembly approved amendments of the proposed Ordinance. The first amendment excluded lots from the RID that are above the bluff line and do not have access to the streets proposed for improvement. This amendment deleted Lots 13B, 34B, 35A, 36B, and 37B of Block A-2 of the Turnagain Heights Subdivision as property specially benefited by the assessment district. The second amendment deleted Lot 29C, Block A-2 of the Turnagain Heights Subdivision.

On February 26, 1985, the Municipal Assembly amended and approved AO No. 85-25 which provided that the Lyn Ary Park and Lots 42, 43, 44 and 45 of Tract A of the Turnagain Heights Subdivision be deleted as property specially benefited from the assessment district. This ordinance also provided that the assessable cost of the project be changed from the lesser amount of (1) contract costs plus twenty percent (20%) for non-contract costs or (2) the last approved estimate plus ten percent (10%), to the full cost of the improvements. The property owners were repeteritioned for the project incorporating the new estimated costs and approved the petition.

On July 21, 1987 the Municipal Assembly amended and accepted AIM 209-87 to establish a geotechnical study and provided that the owners, by agreement, be required to reimburse the

James P. Fero
November 18, 1997
Page 2 of 3

Municipality the cost of the study, not to exceed \$100,000.

As of December 7, 1990, property owners approved a petition to continue with the district, which contained revised estimated costs based upon an actual bid to construct the project and the increased costs from the replat and the soils study. The petition was a combined effort between the Anchorage Water and Waste Water Utility and Public Works. The petition statement was presented to allow the property owners to favor the project in its entirety, which included water improvement costs, sanitary sewer improvement costs and the street improvement costs. Each improvement proposal received approval of owners that represented over 50% of the cost and the repetition effort was sustained on an individual assessment district basis. Additionally, property owners who represented over fifty percent (50%) of the cost petitioned to have street lights included as an improvement with the residential streets.

On April 25, 1991, the plat of Turnagain NE (Plat Number 91-19) was filed with the District Recorder. Owners representing twenty-four (24) of the lots in the street assessment district executed and signed the replat.

On May 8, 1992, Lots 24B-1 and 25B-1, Block A-2, were replatted into Lot 25B-2, Block A-2, Turnagain NE and on September 15, 1992, the Assembly amended and approved AO No. 92-112 which deleted the lot from the District. The Property Deletion Map shows the progression of deletions by the Assembly and Summary Roll states the cost impact.

On December 17, 1993, the final pay estimate for the project was executed between the contractor and the Department of Public Works. The final assessable cost, including the changes to the district for the replat and soils study is \$1,317,833.37.

Since the street improvement district petition was submitted for creation in 1979, the Assembly has changed the original petition and project by: (1) deleting property, including the Lyn Ary Park; (2) increasing the total assessable cost to include engineering and administration costs in excess of 20% of construction cost, (3) adding a replat to the project; (4) adding a soils study to the project; and (5) adding street lights to the street improvements (refer to Assessed Area Maps). To final assess the district, it is necessary to further amend the original ordinance creating the district. The amendments include adding (1) street lights, (2) the soils study as agreed by the signatory property owners, and (3) the replat signed by the owners, as authorized improvements in the district, and set forth an Assembly approved method to assess the improvements. To clarify the changes in the legal descriptions that have occurred since 1979, it is also desirable to add a chronological description of the change in the property and specify the property deleted versus the property remaining in the district.

Of the unusual circumstances of this improvement district, the soils study and the replat were executed on a voluntary basis with certain owners. Only those owners wishing to participate signed the plat or an agreement for the soils study, and only those properties involved are proposed to be

James P. Fero
November 18, 1997
Page 3 of 3

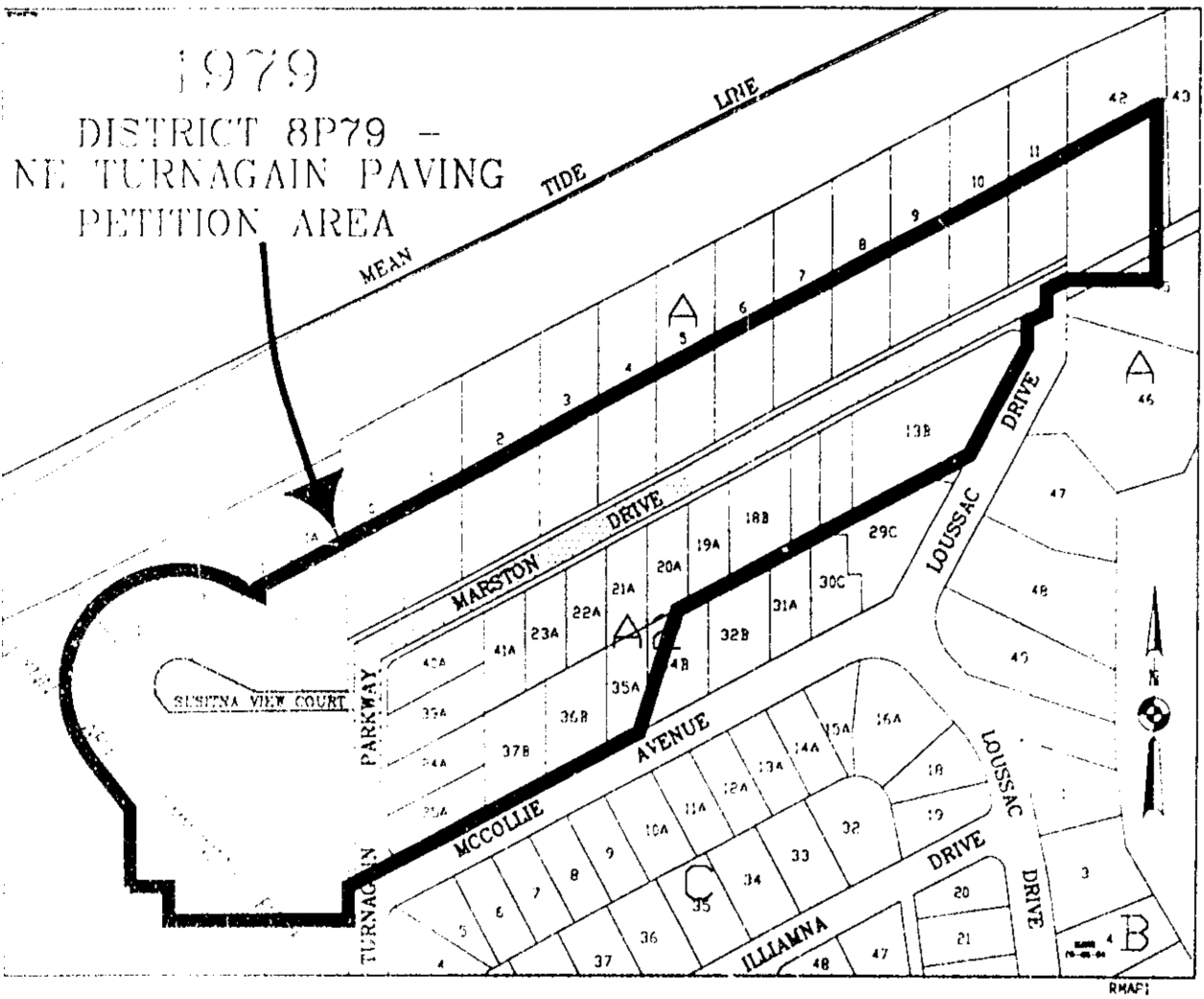
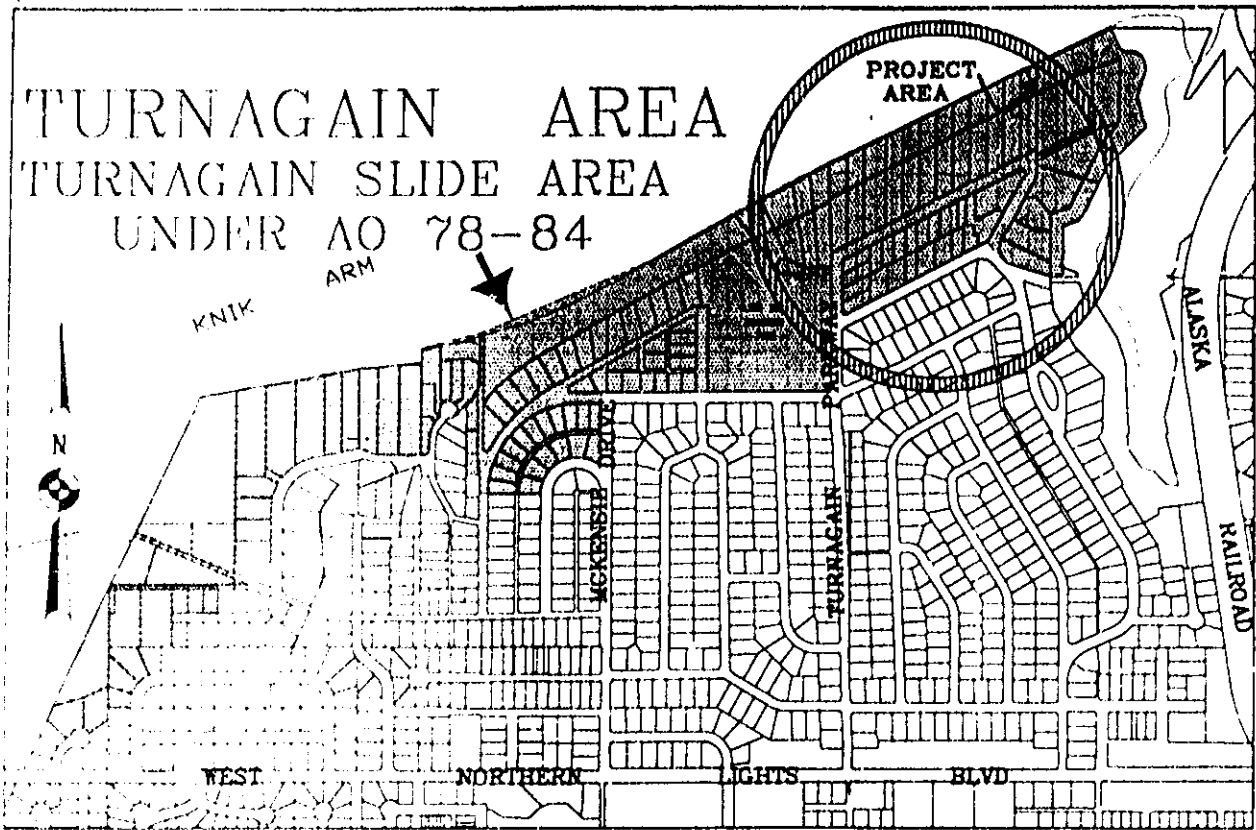
assessed. Street lighting was established on a petition basis with owners that represented over 50% of the cost signing in favor. As to the street lights, as in the case of the street improvements, both owners for and opposed are being assessed for the improvements in a standard manner to other street improvement districts.

The engineering and administration costs and the remaining properties which absorb deleted assessments were approved by the Municipal Assembly under the ordinances described in this report. Further, with the exception of the deletion of Lot 25B-2, Block A-2, by AO 92-112 (when the project was substantially completed), on a petition basis, the cost impact involved was recirculated to the affected owners in which owners that represented over 50% of the proposed assessable cost approved to continue with the project.

TURNAGAIN AREA

TURNAGAIN SLIDE AREA

UNDER AO 78-84

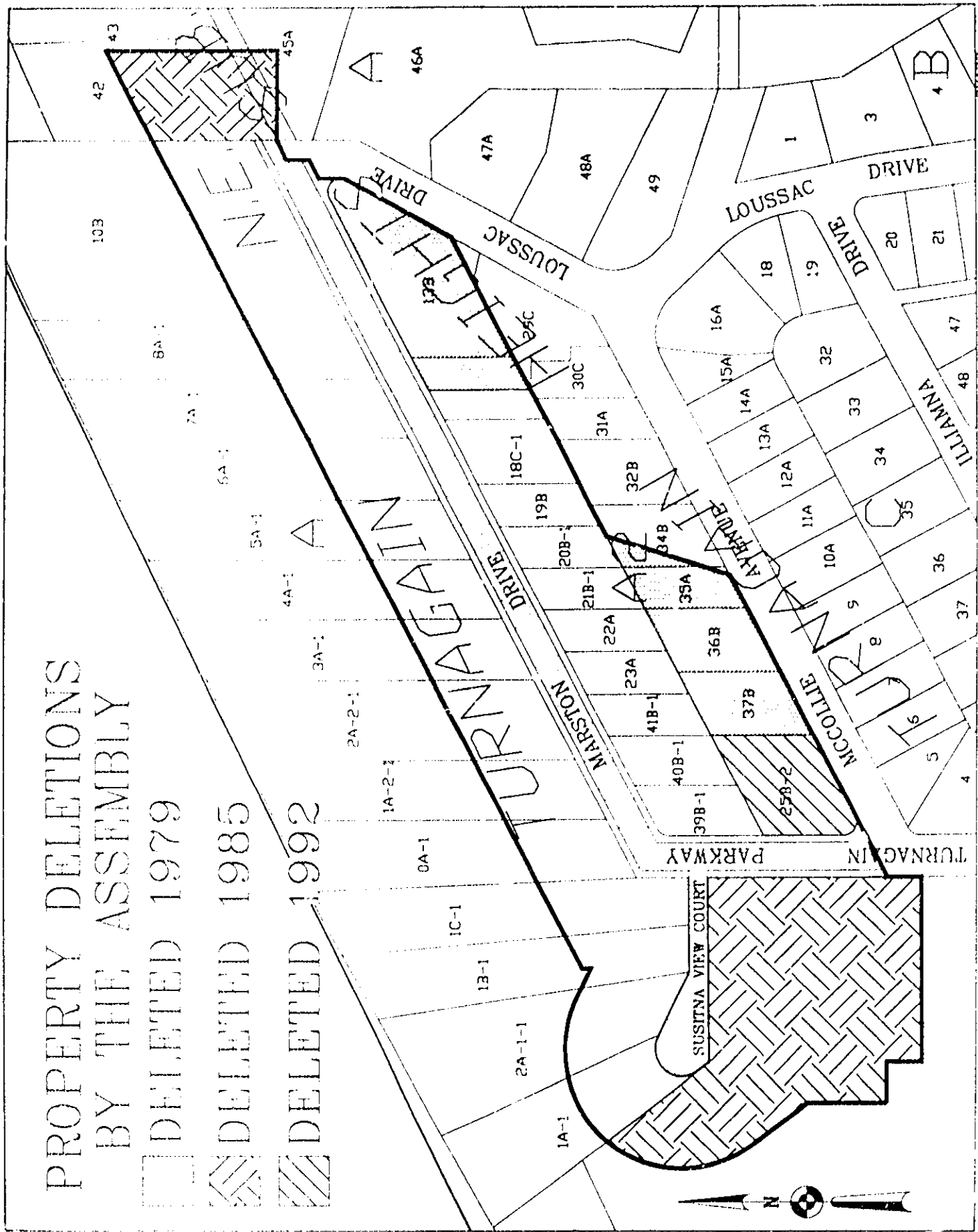


PROPERTY DELETIONS BY THE ASSEMBLY

DELETED 1979

DELETED 1985

DELETED 1992

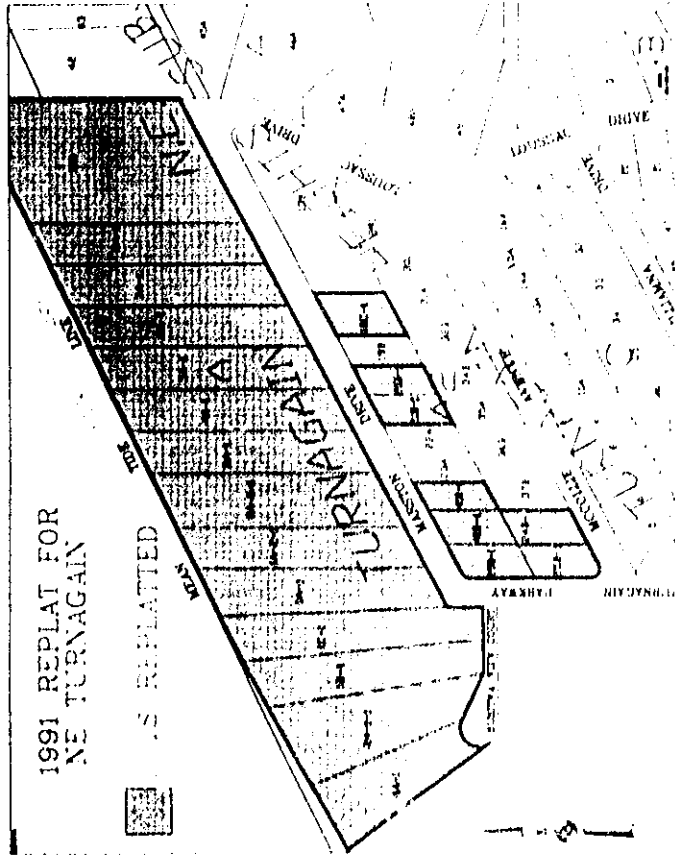
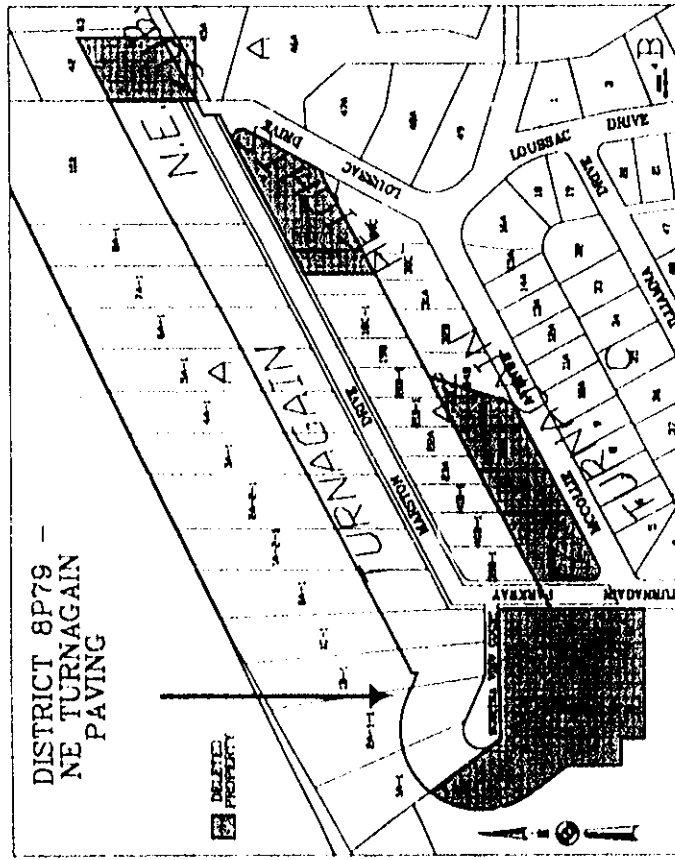
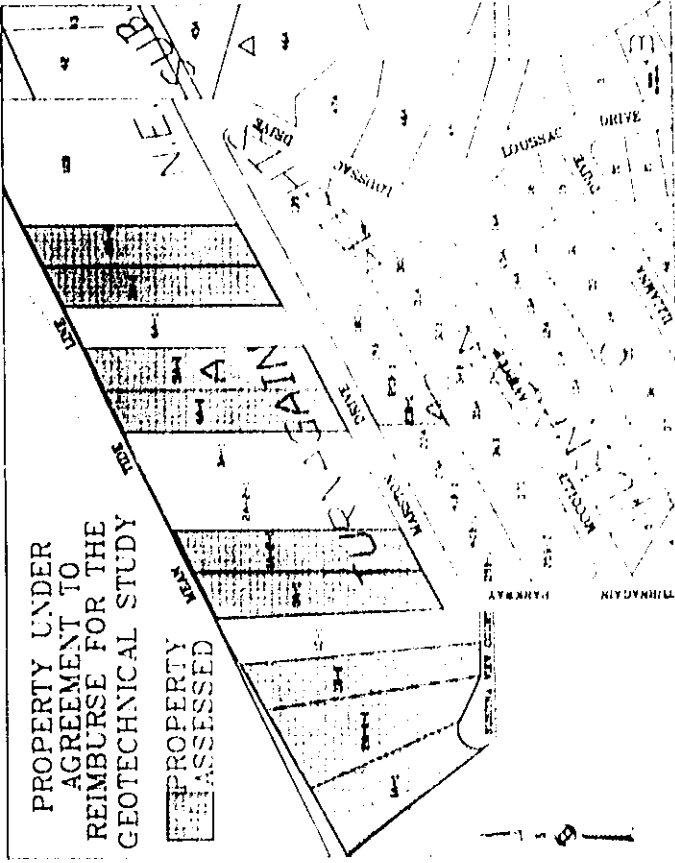
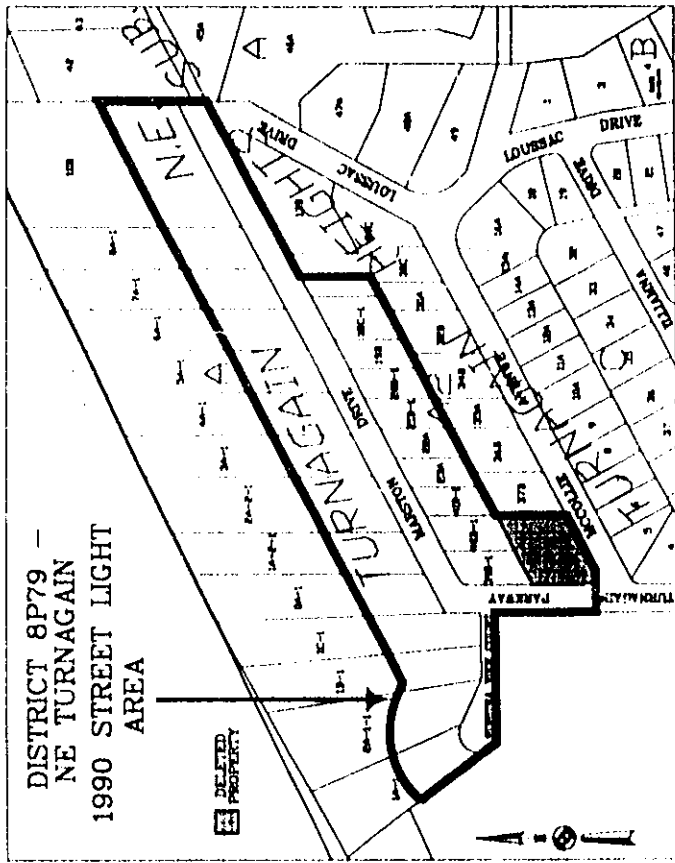


SUMMARY PETITION ROLL FOR DISTRICT #79 NE TURNAGAIN PAYING AND LIGHTS

SUMMARY ROLL

IMPACT OF LOT DELETION

ID	PROPERTY DESCRIPTION	TAX ID / SUBDIVISION	10-15-25		DIRECT COSTS		TOTAL	RESIDING	1977
			ASSM	REPLAT	ASSM	SOILS			
00113213	TURNAGAIN NE	1A	20,844.61	2,414.56	10,000.00	19,259.54	33,128.51	OSBGA	
00113214	TURNAGAIN NE	2A	25,011.56	3,721.42	10,000.00	25,732.98	32,191.34	SHEFFIELD	
00113215	TURNAGAIN NE	1B	5,062.75	2,972.55	10,000.00	22,735.30	22,531.14	CHUNG	
00113216	TURNAGAIN NE	2	5,488.67	2,811.48	0.00	5,500.15	30,137.00	GOLDENVIEW	
00113217	TURNAGAIN NE	1A	22,722.11	2,411.26	10,000.00	21,210.85	33,116.00	PUGH	
00113218	TURNAGAIN NE	1A	21,817.55	2,472.59	10,000.00	24,290.14	33,272.00	MINGUFE	
00113219	TURNAGAIN NE	2	2,252.50	30.00	0.00	2,282.50	0.00	REMICHER	
00113220	TURNAGAIN NE	2	4,523.50	30.00	0.00	4,553.50	0.00	REMICHER	
00113221	TURNAGAIN NE	2	1,202.50	30.00	0.00	1,232.50	0.00	REMICHER	
00113222	TURNAGAIN NE	2	1,503.50	30.00	0.00	1,533.50	0.00	REMICHER	
00113223	TURNAGAIN NE	2	1,804.50	30.00	0.00	1,834.50	0.00	REMICHER	
00113224	TURNAGAIN NE	2	2,105.50	30.00	0.00	2,135.50	0.00	REMICHER	
00113225	TURNAGAIN NE	2	2,406.50	30.00	0.00	2,436.50	0.00	REMICHER	
00113226	TURNAGAIN NE	2	2,707.50	30.00	0.00	2,737.50	0.00	REMICHER	
00113227	TURNAGAIN NE	2	3,008.50	30.00	0.00	3,038.50	0.00	REMICHER	
00113228	TURNAGAIN NE	2	3,309.50	30.00	0.00	3,339.50	0.00	REMICHER	
00113229	TURNAGAIN NE	2	3,610.50	30.00	0.00	3,640.50	0.00	REMICHER	
00113230	TURNAGAIN NE	2	3,911.50	30.00	0.00	3,941.50	0.00	REMICHER	
00113231	TURNAGAIN NE	2	4,212.50	30.00	0.00	4,242.50	0.00	REMICHER	
00113232	TURNAGAIN NE	2	4,513.50	30.00	0.00	4,543.50	0.00	REMICHER	
00113233	TURNAGAIN NE	2	4,814.50	30.00	0.00	4,844.50	0.00	REMICHER	
00113234	TURNAGAIN NE	2	5,115.50	30.00	0.00	5,145.50	0.00	REMICHER	
00113235	TURNAGAIN NE	2	5,416.50	30.00	0.00	5,446.50	0.00	REMICHER	
00113236	TURNAGAIN NE	2	5,717.50	30.00	0.00	5,747.50	0.00	REMICHER	
00113237	TURNAGAIN NE	2	6,018.50	30.00	0.00	6,048.50	0.00	REMICHER	
00113238	TURNAGAIN NE	2	6,319.50	30.00	0.00	6,349.50	0.00	REMICHER	
00113239	TURNAGAIN NE	2	6,620.50	30.00	0.00	6,650.50	0.00	REMICHER	
00113240	TURNAGAIN NE	2	6,921.50	30.00	0.00	6,951.50	0.00	REMICHER	
00113241	TURNAGAIN NE	2	7,222.50	30.00	0.00	7,252.50	0.00	REMICHER	
00113242	TURNAGAIN NE	2	7,523.50	30.00	0.00	7,553.50	0.00	REMICHER	
00113243	TURNAGAIN NE	2	7,824.50	30.00	0.00	7,854.50	0.00	REMICHER	
00113244	TURNAGAIN NE	2	8,125.50	30.00	0.00	8,155.50	0.00	REMICHER	
00113245	TURNAGAIN NE	2	8,426.50	30.00	0.00	8,456.50	0.00	REMICHER	
00113246	TURNAGAIN NE	2	8,727.50	30.00	0.00	8,757.50	0.00	REMICHER	
00113247	TURNAGAIN NE	2	9,028.50	30.00	0.00	9,058.50	0.00	REMICHER	
00113248	TURNAGAIN NE	2	9,329.50	30.00	0.00	9,359.50	0.00	REMICHER	
00113249	TURNAGAIN NE	2	9,630.50	30.00	0.00	9,660.50	0.00	REMICHER	
00113250	TURNAGAIN NE	2	9,931.50	30.00	0.00	9,961.50	0.00	REMICHER	
00113251	TURNAGAIN NE	2	10,232.50	30.00	0.00	10,262.50	0.00	REMICHER	
00113252	TURNAGAIN NE	2	10,533.50	30.00	0.00	10,563.50	0.00	REMICHER	
00113253	TURNAGAIN NE	2	10,834.50	30.00	0.00	10,864.50	0.00	REMICHER	
00113254	TURNAGAIN NE	2	11,135.50	30.00	0.00	11,165.50	0.00	REMICHER	
00113255	TURNAGAIN NE	2	11,436.50	30.00	0.00	11,466.50	0.00	REMICHER	
00113256	TURNAGAIN NE	2	11,737.50	30.00	0.00	11,767.50	0.00	REMICHER	
00113257	TURNAGAIN NE	2	12,038.50	30.00	0.00	12,068.50	0.00	REMICHER	
00113258	TURNAGAIN NE	2	12,339.50	30.00	0.00	12,369.50	0.00	REMICHER	
00113259	TURNAGAIN NE	2	12,640.50	30.00	0.00	12,670.50	0.00	REMICHER	
00113260	TURNAGAIN NE	2	12,941.50	30.00	0.00	12,971.50	0.00	REMICHER	
00113261	TURNAGAIN NE	2	13,242.50	30.00	0.00	13,272.50	0.00	REMICHER	
00113262	TURNAGAIN NE	2	13,543.50	30.00	0.00	13,573.50	0.00	REMICHER	
00113263	TURNAGAIN NE	2	13,844.50	30.00	0.00	13,874.50	0.00	REMICHER	
00113264	TURNAGAIN NE	2	14,145.50	30.00	0.00	14,175.50	0.00	REMICHER	
00113265	TURNAGAIN NE	2	14,446.50	30.00	0.00	14,476.50	0.00	REMICHER	
00113266	TURNAGAIN NE	2	14,747.50	30.00	0.00	14,777.50	0.00	REMICHER	
00113267	TURNAGAIN NE	2	15,048.50	30.00	0.00	15,078.50	0.00	REMICHER	
00113268	TURNAGAIN NE	2	15,349.50	30.00	0.00	15,379.50	0.00	REMICHER	
00113269	TURNAGAIN NE	2	15,650.50	30.00	0.00	15,680.50	0.00	REMICHER	
00113270	TURNAGAIN NE	2	15,951.50	30.00	0.00	15,981.50	0.00	REMICHER	
00113271	TURNAGAIN NE	2	16,252.50	30.00	0.00	16,282.50	0.00	REMICHER	
00113272	TURNAGAIN NE	2	16,553.50	30.00	0.00	16,583.50	0.00	REMICHER	
00113273	TURNAGAIN NE	2	16,854.50	30.00	0.00	16,884.50	0.00	REMICHER	
00113274	TURNAGAIN NE	2	17,155.50	30.00	0.00	17,185.50	0.00	REMICHER	
00113275	TURNAGAIN NE	2	17,456.50	30.00	0.00	17,486.50	0.00	REMICHER	
00113276	TURNAGAIN NE	2	17,757.50	30.00	0.00	17,787.50	0.00	REMICHER	
00113277	TURNAGAIN NE	2	18,058.50	30.00	0.00	18,088.50	0.00	REMICHER	
00113278	TURNAGAIN NE	2	18,359.50	30.00	0.00	18,389.50	0.00	REMICHER	
00113279	TURNAGAIN NE	2	18,660.50	30.00	0.00	18,690.50	0.00	REMICHER	
00113280	TURNAGAIN NE	2	18,961.50	30.00	0.00	18,991.50	0.00	REMICHER	
00113281	TURNAGAIN NE	2	19,262.50	30.00	0.00	19,292.50	0.00	REMICHER	
00113282	TURNAGAIN NE	2	19,563.50	30.00	0.00	19,593.50	0.00	REMICHER	
00113283	TURNAGAIN NE	2	19,864.50	30.00	0.00	19,894.50	0.00	REMICHER	
00113284	TURNAGAIN NE	2	20,165.50	30.00	0.00	20,195.50	0.00	REMICHER	
00113285	TURNAGAIN NE	2	20,466.50	30.00	0.00	20,496.50	0.00	REMICHER	
00113286	TURNAGAIN NE	2	20,767.50	30.00	0.00	20,797.50	0.00	REMICHER	
00113287	TURNAGAIN NE	2	21,068.50	30.00	0.00	21,098.50	0.00	REMICHER	
00113288	TURNAGAIN NE	2	21,369.50	30.00	0.00	21,399.50	0.00	REMICHER	
00113289	TURNAGAIN NE	2	21,670.50	30.00	0.00	21,700.50	0.00	REMICHER	
00113290	TURNAGAIN NE	2	21,971.50	30.00	0.00	22,001.50	0.00	REMICHER	
00113291	TURNAGAIN NE	2	22,272.50	30.00	0.00	22,302.50	0.00	REMICHER	
00113292	TURNAGAIN NE	2	22,573.50	30.00	0.00	22,603.50	0.00	REMICHER	
00113293	TURNAGAIN NE	2	22,874.50	30.00	0.00	22,904.50	0.00	REMICHER	
00113294	TURNAGAIN NE	2	23,175.50	30.00	0.00	23,205.50	0.00	REMICHER	
00113295	TURNAGAIN NE	2	23,476.50	30.00	0.00	23,506.50	0.00	REMICHER	
00113296	TURNAGAIN NE	2	23,777.50	30.00	0.00	23,807.50	0.00	REMICHER	
00113297	TURNAGAIN NE	2	24,078.50	30.00	0.00	24,108.50	0.00	REMICHER	
00113298	TURNAGAIN NE	2	24,379.50	30.00	0.00	24,409.50	0.00	REMICHER	
00113299	TURNAGAIN NE	2	24,680.50	30.00	0.00	24,710.50	0.00	REMICHER	
00113300	TURNAGAIN NE	2	24,981.50	30.00	0.00	25,011.50	0.00	REMICHER	
00113301	TURNAGAIN NE	2	25,282.50	30.00	0.00	25,312.50	0.00	REMICHER	
00113302	TURNAGAIN NE	2	25,583.50	30.00	0.00	25,613.50	0.00	REMICHER	
00113303	TURNAGAIN NE	2	25,884.50	30.00	0.00	25,914.50	0.00	REMICHER	
00113304	TURNAGAIN NE	2	26,185.50	30.00	0.00	26,215.50	0.00	REMICHER	
00113305	TURNAGAIN NE	2	26,486.50	30.00	0.00	26,516.50	0.00	REMICHER	
00113306	TURNAGAIN NE	2	26,787.50	30.00	0.00	26,817.50	0.00	REMICHER	
00113307	TURNAGAIN NE	2	27,088.50	30.00	0.00	27,118.50	0.00	REMICHER	
00113308	TURNAGAIN NE	2	27,389.50	30.00	0.00	27,419.50	0.00	REMICHER	
00113309	TURNAGAIN NE	2	27,690.50	30.00	0.00	27,720.50	0.00	REMICHER	
00113310	TURNAGAIN NE	2	27,991.50	30.00	0.00	28,021.50	0.00	REMICHER	
00113311	TURNAGAIN NE	2	28,292.50	30.00	0.00	28,322.50	0.00	REMICHER	
00113312	TURNAGAIN NE	2	28,593.50	30.00	0.00	28,623.50	0.00	REMICHER	
00113313	TURNAGAIN NE	2	28,894.50	30.00	0.00	28,924.50	0.00	REMICHER	
00113314	TURNAGAIN NE	2	29,195.50	30.00	0.00	29,225.50	0.00	REMICHER	
00113315	TURNAGAIN NE	2	29,496.50	30.00	0.00	29,526.50	0.00	REMICHER	
00113316	TURNAGAIN NE	2	29,797.50	30.00	0.00	29,827.50	0.00	REMICHER	
00113317	TURNAGAIN NE	2	30,098.50	30.00	0.00	30,128.50	0.00	REMICHER	
00113318	TURNAGAIN NE	2	30,399.50	30.00	0.00	30,429.50	0.00	REMICHER	
00113319	TURNAGAIN NE	2	30,700.50	30.00	0.00	30,730.50	0.00	REMICHER	
00113320	TURNAGAIN NE	2	31,001.50	30.00	0.00	31,031.50	0.00	REMICHER	
00113321	TURNAGAIN NE	2	31,302.50	30.00	0.00	31,332.50	0.00	REMICHER	
00113322	TURNAGAIN NE	2	31,603.50	30.00	0.00	31,633.50	0.00	REMICHER	
00113323	TURNAGAIN NE	2	31,904.50	30.00	0.00	31,934.50	0.00	REMICHER	
00113324	TURNAGAIN NE	2	32,205.5						





MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AIM 2-98

Meeting Date: January 6, 1998

1 From: Mayor

2
3 Subject: INFORMATION CONCERNING THE FINAL ASSESSMENT ROLLS FOR
4 THE TURNAGAIN NE ASSESSMENT DISTRICTS
5
6

7 Submitted for Assembly action are two resolutions and an
8 ordinance to levy assessments for the street and utility
9 improvements in the Northeast Turnagain area. The assessment
10 districts involved include Lateral Sewer Improvement District
11 101, for sanitary sewer improvements; Water Improvement
12 District 307, for water improvements; and Street Special
13 Assessment District 8P79, assessing for a replat, a soils
14 study, street improvements and street lights. These assessment
15 districts were created by the Assembly in 1979, and prior to
16 construction beginning in 1991, were amended by Assembly and
17 Administrative action. The Assembly Memorandum for each
18 assessment district describes the actions and changes involved.
19
20

21 The improvement district projects were completed in December
22 1993. Since then, the Department of Public Works and the
23 Anchorage Water & Wastewater Utility, in cooperation with the
24 Municipal Attorney's Office, have prepared the assessment rolls
25 which incorporate past Assembly actions.
26

27 The sanitary sewer and water improvement assessment rolls are
28 submitted in resolution form with respective memoranda to
29 explain the sanitary sewer and water improvement districts'
30 project histories, related Assembly actions, and utility staff
31 recommendations to assure the districts' compliance with
32 Municipal Code and Utility tariffs.
33

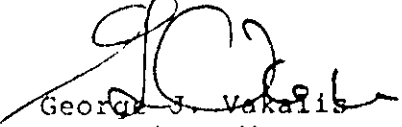
34 The street assessment district is submitted in ordinance form,
35 which consolidates and includes Administrative and Assembly
36 changes to the original assessment district created in 1979.
37
38

39 Attached is a COMBINED ROLL which consolidates all the project
40 assessments on a per lot basis.
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42 It is suggested that prior to the Public Hearing, an Assembly
43 work session be scheduled to explain and discuss the background
44 of this project and the basis for the recommendations.
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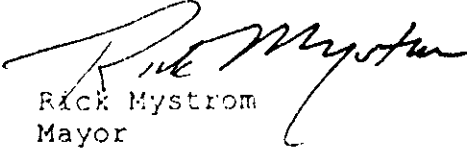
Concur:


George J. Vakalis
Operations Manager

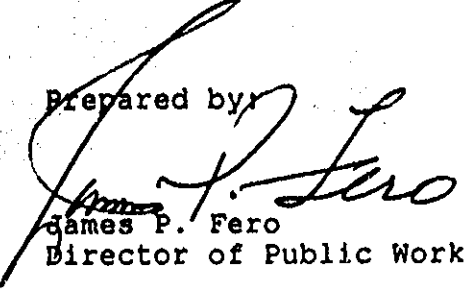
Concur:


Larry D. Crawford
Municipal Manager


Respectfully submitted,


Rick Mystrom
Mayor

Prepared by


James P. Fero
Director of Public Works

Concur:


Mary Premo, P.E.
General Manager
Anchorage Water and
Wastewater Utility

ATTACHMENT: COMBINED ROLL
MAP

