

Submitted by: Chair of the Assembly  
at the request of the Mayor  
Prepared by: Project Management  
& Engineering Department  
For Reading: July 11, 2006

CLERK'S OFFICE  
APPROVED  
Date: 8-15-06

ANCHORAGE, ALASKA  
AO NO. 2006-102

1 AN ORDINANCE OF THE MUNICIPALITY OF ANCHORAGE CREATING SPECIAL  
2 ASSESSMENT DISTRICT 06-20 FOR RECONSTRUCTION OF B STREET BETWEEN 40<sup>TH</sup>  
3 AVENUE AND TUDOR ROAD, AND DETERMINING TO PROCEED WITH PROPOSED  
4 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 B Street between 40<sup>th</sup> Avenue and Tudor Road, as  
9 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 of the  
13 improvements; and

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

- 17  
18 • Lots 1A, 2, 3A, 6A, and 8A of Block A of Industrial Park 4000 Subdivision  
19 • Lots 1, 2, 3A, and 5 – 9 of Block B of Industrial Park 4000 Subdivision; and  
20

21 WHEREAS, the property-owner-approved estimate for the project is \$1,550,000, of which  
22 ten percent (10%) of \$1,500,000 is \$150,000 and seventy percent (70%) of \$50,000 is \$35,000 is  
23 the estimated assessable amount as prescribed in AMC 19.40.100; and

24  
25 WHEREAS, project design and construction funding is planned in the 2007 Anchorage  
26 Road and Drainage Service Area bond proposition; now therefore

27  
28 THE ANCHORAGE ASSEMBLY ORDAINS:

29  
30 **Section 1.** There is established Special Assessment District 06-20, comprised of the  
31 properties previously herein described.  
32

33 **Section 2.** The Municipality shall proceed with the aforementioned improvements.  
34

35 **Section 3.** The Municipality shall include funding for this project in future capital  
36 improvement programs and shall pursue the necessary funding.  
37

38 **Section 4.** Costs assessed to benefited parcels shall be ten percent (10%) of all project  
39 costs for the roads, lighting, and drainage improvements and seventy percent (70%) of the  
40 aesthetic improvements after the total project cost has been reduced by any grants.

1 **Section 5.** Construction of aesthetic improvements shall only occur if the proposed  
2 aesthetic improvements are approved by a majority vote of property owners attending a  
3 property owner meeting called for that purpose.  
4

5 **Section 6.** Assessments levied pursuant to this Ordinance shall be based on parcel access,  
6 parcel area, and parcel frontage as determined in the property-owner shares shown in the  
7 attached assessment roll. The Assembly finds that assessments calculated on this basis are  
8 proportionate to the benefit received from the improvements.  
9

10 **Section 7.** An account shall be kept of all project costs and, after completion of the  
11 improvement, a final assessment roll shall be prepared and presented to the Assembly for the  
12 purpose of confirming and levying final assessments.  
13

14 **Section 8.** The Mayor forthwith shall cause this Ordinance to be recorded in the office of the  
15 Anchorage District Recorder.  
16

17 **Section 9.** This ordinance shall be effective immediately upon its passage and approval.  
18

19  
20 PASSED AND APPROVED by the Anchorage Municipal Assembly this 15<sup>th</sup> day of  
21 August, 2006.  
22

23  
24 Daniel A. Sullivan  
25 Chair  
26

27 ATTEST:

28  
29 Barbara S. Donahoe  
30 Municipal Clerk  
31



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

AO Number: 2006-102 Title: AO CREATING SPECIAL ASSESSMENT DISTRICT 06-20  
B STREET RECONSTRUCTION & UPGRADE

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
Operating Expenditures				
1000 Personnel services				
2000 Supplies				
3000 Other services				
4000 Debt service	20	88	136	136
5000 Capital Outlay	450	1,100	NONE	NONE
Total Direct Costs	470	1,188	136	136

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 and construction funding is planned for future road bonds. The estimated cost of this project is \$1,550,000. In accordance with AMC 19.40.100, \$185,000 is assessable and \$1,365,000 is assumed by the Anchorage Roads and Drainage Service Area bonds. The Expenditure and Revenue information assumes design occurs in 2007 with construction to follow in 2008 and will be adjusted if construction does not occur in 2008. The debt service of \$135,136.06 was estimated assuming that \$1,550,000 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 road, drainage, and street lighting costs, which is estimated at \$150,000 and 70% of the aesthetic costs which property owners decided to cap at \$50,000, thereby making their assessment revenues of \$35,000. Assessments will be in the manner as stated on the attached petition roll, with annual estimated revenues of \$16,129.14.

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: \_\_\_\_\_

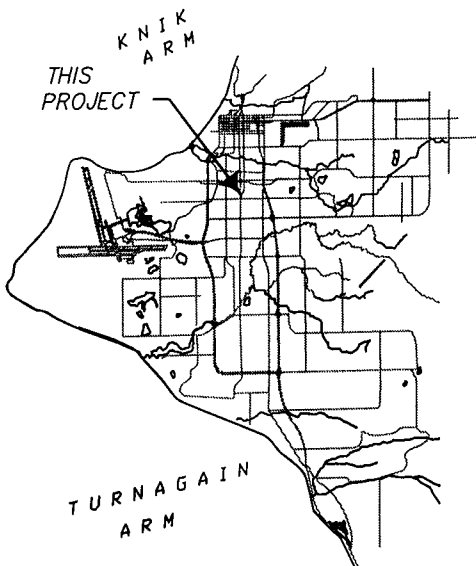
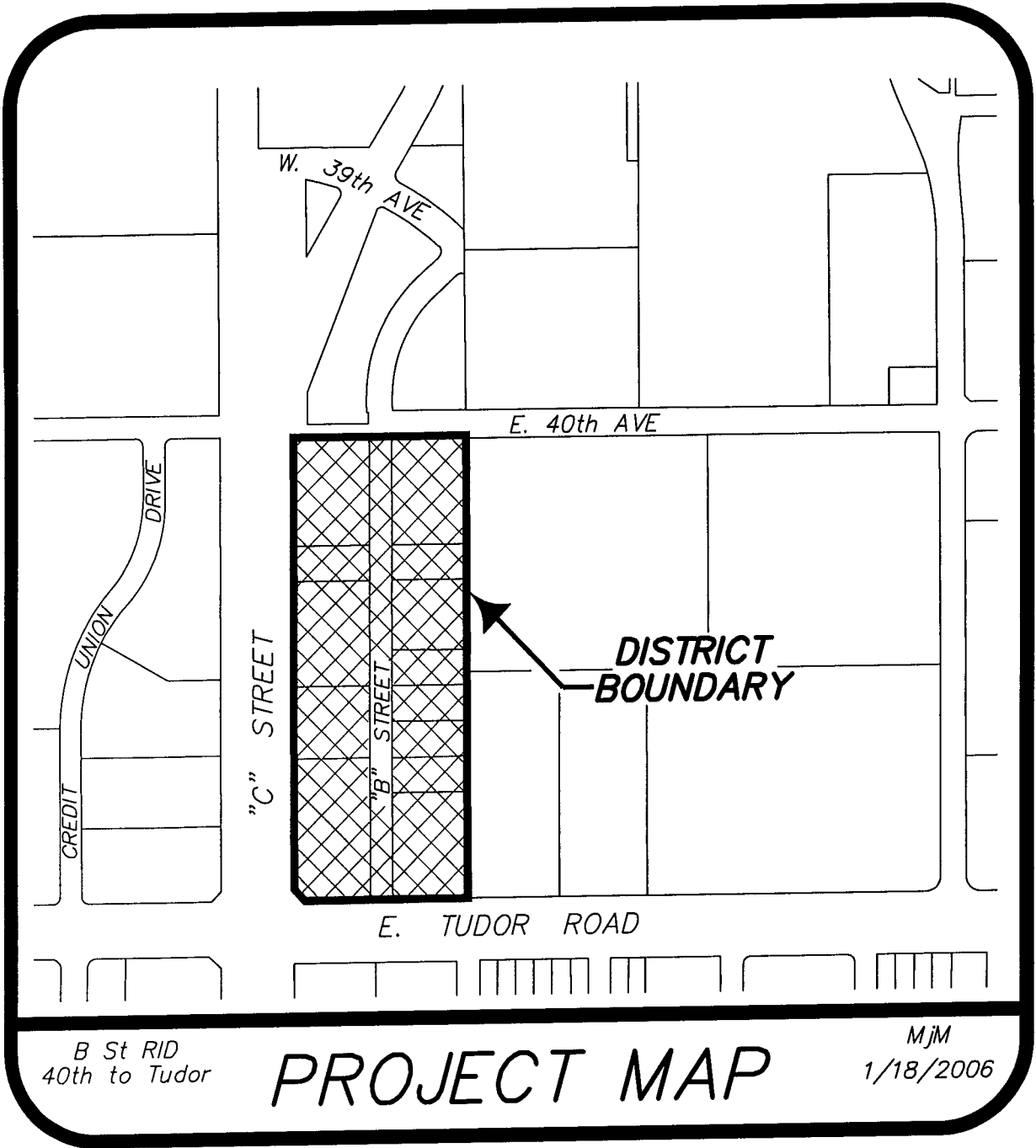
Concurred by: NONE  
Director, Affected Agency

Date: \_\_\_\_\_

Approved by: \_\_\_\_\_  
Executive Manager

Date: \_\_\_\_\_

2006-058617-0  
4 of 8



**ROAD IMPROVEMENT DISTRICT**

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**"B" ST. RECONSTRUCTION  
40th AVE to TUDOR RD**

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Project Management and Engineering Department

2006-058617-0

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# Petition Roll for Special Assessment District B Street Reconstruction RID 40th Ave - Tudor Rd

Property Information										Assessment Information			
ID	TaxID	APP	Subdivision	Block	Lot	Property Owner Share	Estimated Assessment	Years to Pay	Annual P&I Payment	Collection Charge	Estimated Annual Payment		
1	00914103	000	Industrial Park 4000	B	9	9.66%	\$17,866.30	20	\$1,557.67	\$67.00	\$1,624.67		
2	00914104	000	Industrial Park 4000	B	8	5.75%	\$10,636.31	20	\$927.32	\$67.00	\$994.32		
3	00914105	000	Industrial Park 4000	B	7	5.75%	\$10,636.31	20	\$927.32	\$67.00	\$994.32		
4	00914106	000	Industrial Park 4000	B	6	5.75%	\$10,636.31	20	\$927.32	\$67.00	\$994.32		
5	00914107	000	Industrial Park 4000	B	5	5.75%	\$10,636.31	20	\$927.32	\$67.00	\$994.32		
6	00914110	000	Industrial Park 4000	B	2	0.00%	\$0.00	0	\$0.00	\$0.00	\$0.00		
7	00914111	000	Industrial Park 4000	B	1	9.71%	\$17,968.37	20	\$1,566.56	\$67.00	\$1,633.56		
8	00914113	000	Industrial Park 4000	A	2	5.75%	\$10,631.40	20	\$926.89	\$67.00	\$993.89		
9	00914121	000	Industrial Park 4000	A	6A	7.65%	\$14,150.60	20	\$1,233.71	\$67.00	\$1,300.71		
10	00914127	000	Industrial Park 4000	A	8A	11.58%	\$21,430.49	20	\$1,868.41	\$67.00	\$1,935.41		
11	00914128	000	Industrial Park 4000	A	3A	9.55%	\$17,664.73	20	\$1,540.09	\$67.00	\$1,607.09		
13	00914129	030	Industrial Park 4000	B	3A	13.40%	\$24,793.70	20	\$2,161.63	\$67.00	\$2,228.63		
14	00914130	000	Industrial Park 4000	A	1A	9.70%	\$17,949.16	20	\$1,564.89	\$67.00	\$1,631.89		
						100.00%	\$185,000.00		\$16,129.14				





**MUNICIPALITY OF ANCHORAGE  
ASSEMBLY MEMORANDUM**

No. AM 488 -2006

**Meeting Date:** July 11, 2006

1 **FROM:** Mayor

2  
3 **SUBJECT:** An Ordinance of the Municipality of Anchorage Creating Special Assessment  
4 District 06-20 for Reconstruction of B Street between 40<sup>th</sup> Avenue and Tudor  
5 Road, and Determining to Proceed with Proposed Improvements Therein.  
6

7 A petition for reconstruction of B Street between 40<sup>th</sup> Avenue and Tudor Road through the Road  
8 Improvement District (RID) program has been approved by property owners representing over  
9 50% of the estimated assessable project cost. The petition was approved with 8 property  
10 owners representing 65.45% in favor, no property owners opposed, and 5 property owners  
11 representing 34.55% not responding.

12  
13 The property-owner-approved estimate for the RID improvements is \$1,550,000. The estimated  
14 assessable share is 10% of \$1,500,000 or \$150,000 and 70% of \$50,000 or \$35,000 for a total  
15 of \$185,000, in accordance with the Reconstruction (90/10) Program and Upgrade (30/70)  
16 Program established in AMC 19.40.100. Assessment shares for each parcel were calculated  
17 with 50% based on parcel access, 40% based on parcel area, and 10% based on parcel  
18 frontage, in accordance with AMC 19.40.090.

19  
20 Improvements are expected to include street, drainage, and street lighting replacement.  
21 Aesthetic improvements are also included. However, the aesthetic upgrade is an unusual  
22 element to a reconstruction RID. Property owners requested that this level of funding be  
23 included in the district, with specific interest in landscaping or decorative fencing. Construction  
24 of any aesthetic upgrades is contingent upon property owner approval at a property owner  
25 meeting called for that purpose. The Municipality's funding share will be paid with local road  
26 bonds. Design funding is available and construction funding will be pursued in future Road  
27 Bonds.

28  
29 At the request of Park View LLC, the assessments on their two parcels, lines 6 and 12 on the  
30 petition roll, were combined into the line 13 assessment.

31  
32 There is no municipal property in this assessment district.

33  
34 **THE ADMINISTRATION SUPPORTS CREATION OF SPECIAL ASSESSMENT DISTRICT 06-20**  
35 **AND RECOMMENDS THAT A PUBLIC HEARING BE SCHEDULED FOR THIS ORDINANCE.**  
36

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



**Content Information**

**Content ID :** 004083

**Type:** Ordinance - AO

**Title:** ORDINANCE CREATING SPECIAL ASSESSMENT DISTRICT 06-20 FOR RECONSTRUCTION OF B STREET BETWEEN 40TH AVENUE AND TUDOR ROAD.

**Author:** schuringmj

**Initiating Dept:** PME

**Description:** ORDINANCE CREATING SPECIAL ASSESSMENT DISTRICT 06-20 FOR RECONSTRUCTION OF B STREET BETWEEN 40TH AVENUE AND TUDOR ROAD.

**Keywords:** RID, 06-20, B Street

**Date Prepared:** 6/20/06 9:30 AM

**Assembly Meeting Date MM/DD/YY:** 7/11/06

**Public Hearing Date MM/DD/YY:** 8/15/06

M.O.A.  
 2006 JUL -3 PM 1:45  
 CLERKS OFFICE

**Workflow History**

<u>Workflow Name</u>	<u>Action Date</u>	<u>Action</u>	<u>User</u>	<u>Security Group</u>	<u>Content ID</u>
AllOrdinanceWorkflow	6/20/06 9:34 AM	Checkin	schuringmj	Public	004083
PME_SubWorkflow	6/20/06 1:58 PM	Approve	holtanhc	Public	004083
AllOrdinanceWorkflow	6/23/06 9:55 AM	Reject	mitsonjl	Public	004083
AllOrdinanceWorkflow	6/23/06 10:15 AM	Checkin	schuringmj	Public	004083
AllOrdinanceWorkflow	6/23/06 10:17 AM	Reject	holtanhc	Public	004083
AllOrdinanceWorkflow	6/23/06 10:21 AM	Checkin	schuringmj	Public	004083
PME_SubWorkflow	6/23/06 10:35 AM	Approve	holtanhc	Public	004083
OMB_SubWorkflow	6/23/06 4:51 PM	Approve	mitsonjl	Public	004083
Legal_SubWorkflow	6/27/06 3:34 PM	Approve	fehlenrl	Public	004083
MuniManager_SubWorkflow	6/30/06 9:30 AM	Approve	leblancdc	Public	004083
MuniMgrCoord_SubWorkflow	6/30/06 2:11 PM	Approve	abbottmk	Public	004083



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**2006-058617-0**

Recording Dist: 301 - Anchorage

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CC

# Estimated Assessments

Special Assessment District 06-20  
B Street Reconstruction and Upgrade  
AO 2006-102

Record in the Anchorage Recording District

After recording, return originals to:

Municipal Clerks Office  
Municipality of Anchorage  
P.O. Box 196650  
Anchorage, Alaska 99519

M.O.A.  
2006 OCT 24 AM 9:05  
CLERKS OFFICE