

CLERK'S OFFICE
APPROVED

Date: 3-29-11

Submitted by: Chair of the Assembly at the
Request of the Mayor
Prepared by: Public Works Department
For Reading: February 15, 2011

ANCHORAGE, ALASKA
AO No. 2011-26

1 **AN ORDINANCE CREATING SPECIAL ASSESSMENT DISTRICT 10-10 FOR**
2 **RECONSTRUCTION OF ALEXANDER AVENUE BETWEEN COLUMBINE**
3 **STREET AND NORENE STREET, AND AUTHORIZING THE PROPOSED**
4 **IMPROVEMENTS THEREIN.**

5
6 **WHEREAS**, benefiting property owners requested a petition be circulated for
7 creation of a special assessment district to reconstruct Alexander Avenue, as
8 shown on the map attached as **Exhibit A**; and

9
10 **WHEREAS**, the petition was signed and approved by owners of properties bearing
11 more than fifty percent (50%) of the estimated assessable costs of the
12 improvements; and

13
14 **WHEREAS**, the public improvements are necessary and of benefit to 42
15 properties, shown by map (**Exhibit A**), listed in the petition roll for assessment
16 district (**Exhibit B**) and legally described as:

- 17 • Lots 18 – 34, Block 8, Thunderbird Terrace #1 Subdivision
- 18 • Lots 13A, 14A, and 15A, Block 9, Thunderbird Terrace #2
19 Subdivision
- 20 • Lots 1B, 1C, 2B, 3B, 3C, 4B, 5B, 5C, 6B, 6C, and 7B, Block 10,
21 Thunderbird Terrace #2 Subdivision; and

22
23 **WHEREAS**, the property owner-approved estimate for the project is \$2,500,000,
24 and ten percent (10%) or \$250,000 is the estimated assessable amount as
25 prescribed in Anchorage Municipal Code section 19.40.100 B.; and

26
27 **WHEREAS**, the estimated assessments of two property owners were erroneously
28 calculated to be higher than specified by section 19.40.090; and

29
30 **WHEREAS**, changes were made to the estimated assessments for all property
31 owners, and as a result of the correction, none of the changes resulted in an
32 increase of more than 3%, a percentage increase under the 10% cap allowed by
33 the petition statement; and

34
35 **WHEREAS**, property owners were informed by letter of the corrected estimated
36 assessment; and

37
38 **WHEREAS**, project design was funded with existing bonds, and construction was
39 funded with 2010 Anchorage Roads and Drainage service area bonds; now,
40 therefore,

1 **THE ANCHORAGE ASSEMBLY ORDAINS:**

2
3 **Section 1.** Special Assessment District 10-10 (District 10-10), comprised of the
4 properties shown by map on **Exhibit A** and listed on the petition roll for the
5 assessment district on **Exhibit B**, is hereby established.

6
7 **Section 2.** The Municipality shall proceed with District 10-10 improvements.

8
9 **Section 3.** The Municipality shall fund this project from available bond funds.

10
11 **Section 4.** Costs assessed to benefited parcels shall be ten percent (10%) of all
12 project costs, after any state grants are applied to either the total project costs or
13 the property owners' share as specified in the grant language.

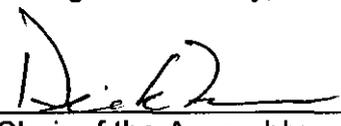
14
15 **Section 5.** Assessments levied pursuant to this Ordinance shall be based on
16 parcel access, parcel area, and parcel frontage as determined in the property-
17 owner shares shown in the petition roll (**Exhibit B**). The Assembly finds the
18 assessments calculated on this basis are proportionate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

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

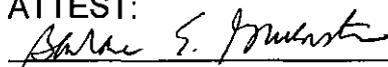
24
25 **Section 7.** The Mayor forthwith shall cause this Ordinance to be recorded in the
26 office of the Anchorage District Recorder.

27
28 **Section 8.** This ordinance shall be effective immediately upon its passage and
29 approval.

30
31 PASSED AND APPROVED by the Anchorage Assembly, this 29th day of
32 March, 2011.

33
34 
35 _____
36 Chair of the Assembly

36 ATTEST:

37 
38 _____
Municipal Clerk

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects -- General Government

AO Number: 2011-26

Title: AN ORDINANCE OF THE MUNICIPALITY OF ANCHORAGE CREATING SPECIAL ASSESSMENT DISTRICT 10-10 FOR RECONSTRUCTION OF ALEXANDER AVENUE BETWEEN COLUMBINE STREET AND NORENE STREET, AUTHORIZING THE ADMINISTRATION TO PROCEED WITH PROPOSED IMPROVEMENTS THEREIN.

Sponsor: MAYOR

Preparing Agency: Public Works Department, Project Management & Engineering Division

Others Impacted:

| CHANGES IN EXPENDITURES AND REVENUES: | | | | | |
|--|--------------|---------------|---------------|---------------|---------------|
| (In Thousands of Dollars) | | | | | |
| | FY11 | FY12 | FY13 | FY14 | FY15 |
| Operating Expenditures | | | | | |
| 1000 Personal Services | | | | | |
| 2000 Non-Labor | | | | | |
| 3900 Contributions | | | | | |
| 4000 Debt Service | 55 | 218 | 218 | 218 | 218 |
| TOTAL DIRECT COSTS: | \$ 55 | \$ 218 | \$ 218 | \$ 218 | \$ 218 |
| Add: 6000 Charges from Others | | | | | |
| Less: 7000 Charges to Others | | | | | |
| FUNCTION COST: | \$ 55 | \$ 218 | \$ 218 | \$ 218 | \$ 218 |
| REVENUES: | | \$ 26 | \$ 26 | \$ 26 | \$ 26 |
| CAPITAL: | | | | | |
| POSITIONS: FT/PT and Temp | | | | | |

PUBLIC SECTOR ECONOMIC EFFECTS:

Funding is available with approved road bonds. The estimated cost of this project is \$2,500,000. In accordance with AMC 19.40.100B, 10% of this cost, or \$250,000, is assessable and 90% or \$2,250,000 is assumed by the Anchorage Roads and Drainage Service Area bonds. The Expenditure and Revenue information assumes design/construction occurs in 2011 and will be adjusted if construction does not occur in 2011. The debt service of \$217,961.39 was estimated assuming that \$2,500,000 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 \$250,000. Assessments will be in the manner as stated on the attached petition roll, with annual estimated revenues of \$25,951.39.

Prepared by: J. W. Hansen

Telephone: 343-8143



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 112-2011

Meeting Date: February 15, 2011

1 **FROM: MAYOR**

2
3 **SUBJECT: AN ORDINANCE CREATING SPECIAL ASSESSMENT DISTRICT**
4 **10-10 FOR RECONSTRUCTION OF ALEXANDER AVENUE**
5 **BETWEEN COLUMBINE STREET AND NORENE STREET, AND**
6 **AUTHORIZING THE PROPOSED IMPROVEMENTS THEREIN.**
7

8 A petition for reconstruction of Alexander Avenue between Columbine Street and
9 Norene Street through the Road Improvement District (RID) program was
10 approved, per Anchorage Municipal Code section 19.20.020, by property owners
11 representing over 50% of the estimated assessable project costs (**Exhibit B**). The
12 petition roll includes 26 property owners representing 59.15% in favor, 6 property
13 owners representing 15.49% opposed, and 10 property owners representing
14 25.36% not responding.

15
16 The property owner-approved estimate for the RID improvements is \$2,500,000.
17 The estimated assessable share is 10% or \$250,000, in accordance with the
18 Reconstruction (90/10) Program established in section 19.40.100. Assessment
19 shares for each parcel were calculated with 50% based on parcel access, 40%
20 based on parcel area, and 10% based on parcel frontage, in accordance with
21 section 19.40.090. Property owner assessments were corrected from the
22 assessment amounts on the petition statements owners voted on, resulting in two
23 assessments significantly lower while the remaining assessments increased less
24 than 3%, well under the 10% cap allowed in the petition.

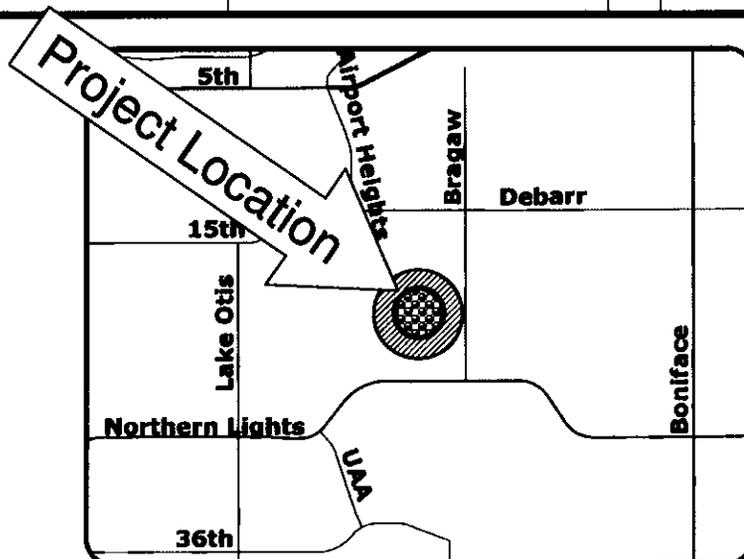
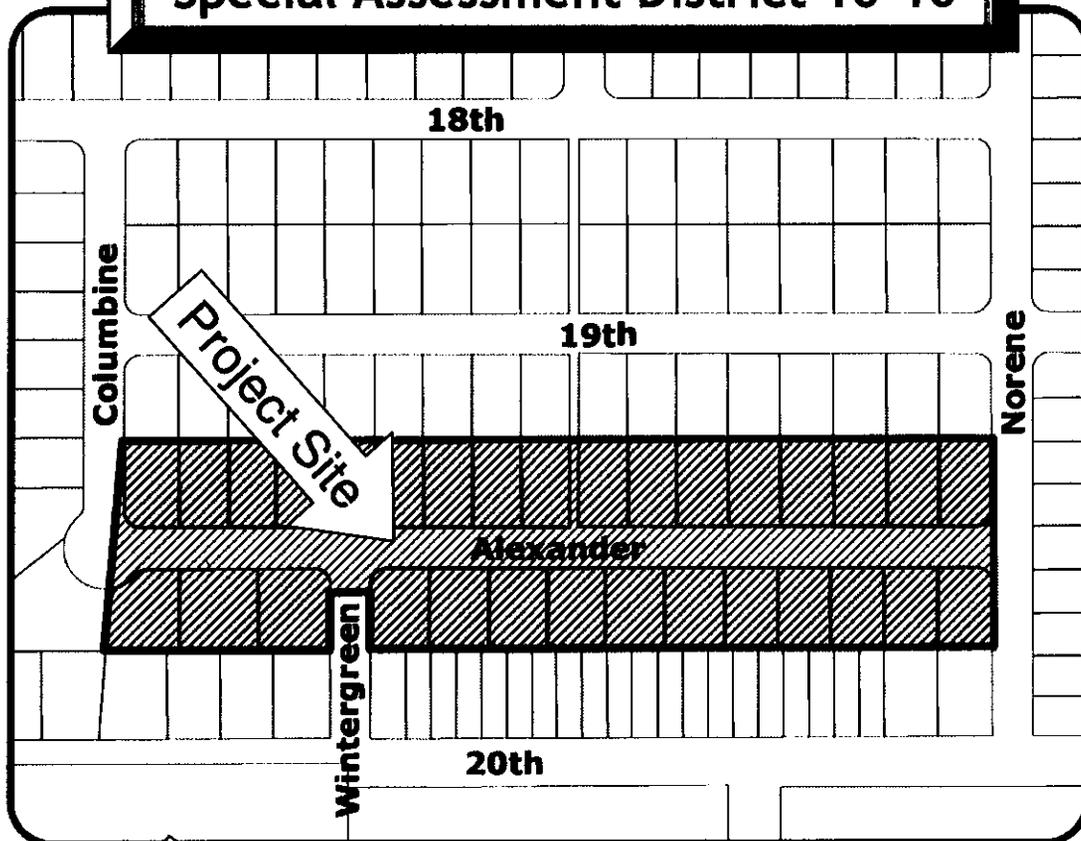
25
26 Improvements are expected to include street and storm drain reconstruction.
27 2010 local road bonds were provided for the Municipality's 90% funding share.
28

29 **THE ADMINISTRATION SUPPORTS AN ORDINANCE CREATING SPECIAL**
30 **ASSESSMENT DISTRICT 10-10 FOR RECONSTRUCTION OF ALEXANDER**
31 **AVENUE BETWEEN COLUMBINE STREET AND NORENE STREET, AND**
32 **AUTHORIZING THE PROPOSED IMPROVEMENTS THEREIN.**
33

34 Prepared by: J.W. Hansen, Deputy Director
35 Project Management and Engineering Division
36 Approved by: Ron Thompson, P.E., Director, Public Works Department
37 Concur: Dennis A. Wheeler, Municipal Attorney
38 Concur: George J. Vakalis, Municipal Manager
39 Respectfully submitted: Daniel A. Sullivan, Mayor

Exhibit A

Alexander Ave Reconstruction RID Special Assessment District 10-10



Gary Jones 11/5/2010
G:\Pm&a\SACPD\Pgrm\
RID\Projects\Alexander
Ave RID\1 Petition

EXHIBIT B

Petition Roll for Special Assessment District 10-10
Alexander Ave Reconstruction RID

| ID | TaxID | APP | Subdivision | Block | Lot | Property Owner Share | Estimated Assessment | Years to Pay | Annual P&I Payment | Collection Charge | Estimated Annual Payment | Property Owner Response | Owner of Record (Names to be removed prior to recording) |
|----|----------|-----|------------------------|-------|-----|----------------------|----------------------|--------------|--------------------|-------------------|--------------------------|-------------------------|--|
| 1 | 00413266 | 000 | Thunderbird Terrace #1 | 8 | 18 | 0.36% | \$887.96 | 2 | \$457.30 | \$90.00 | \$547.30 | OPPOSED | Hudson, George K |
| 2 | 00413267 | 000 | Thunderbird Terrace #1 | 8 | 19 | 2.90% | \$7,260.02 | 15 | \$747.51 | \$90.00 | \$837.51 | IN FAVOR | Corp of the Little Sisters of Jesus Alaska Region |
| 3 | 00413268 | 000 | Thunderbird Terrace #1 | 8 | 20 | 2.90% | \$7,260.02 | 15 | \$747.51 | \$90.00 | \$837.51 | UNSTATED | Dallaportas, Nicholas T & Jessica L |
| 4 | 00413269 | 000 | Thunderbird Terrace #1 | 8 | 21 | 2.90% | \$7,260.02 | 15 | \$747.51 | \$90.00 | \$837.51 | IN FAVOR | Tracy, John L & Alicia P |
| 5 | 00413270 | 000 | Thunderbird Terrace #1 | 8 | 22 | 2.90% | \$7,260.02 | 15 | \$747.51 | \$90.00 | \$837.51 | IN FAVOR | Candelaria, Emiliano A & Annabelle P |
| 6 | 00413271 | 000 | Thunderbird Terrace #1 | 8 | 23 | 2.89% | \$7,226.13 | 15 | \$744.02 | \$90.00 | \$834.02 | IN FAVOR | O'Malley, David A & Eva L |
| 7 | 00413272 | 000 | Thunderbird Terrace #1 | 8 | 24 | 2.78% | \$6,941.94 | 15 | \$714.76 | \$90.00 | \$804.76 | IN FAVOR | Marcus, Len R |
| 8 | 00413273 | 000 | Thunderbird Terrace #1 | 8 | 25 | 2.78% | \$6,941.94 | 15 | \$714.76 | \$90.00 | \$804.76 | IN FAVOR | Avellaneda, Jose I & Maria B |
| 9 | 00413274 | 000 | Thunderbird Terrace #1 | 8 | 26 | 2.78% | \$6,941.94 | 15 | \$714.76 | \$90.00 | \$804.76 | UNSTATED | Foley, James E & Foley, Douglas & Barbara |
| 10 | 00413275 | 000 | Thunderbird Terrace #1 | 8 | 27 | 2.78% | \$6,941.94 | 15 | \$714.76 | \$90.00 | \$804.76 | OPPOSED | Smith, Leonard F |
| 11 | 00413276 | 000 | Thunderbird Terrace #1 | 8 | 28 | 2.78% | \$6,941.94 | 15 | \$714.76 | \$90.00 | \$804.76 | UNSTATED | Miles, Donna J |
| 12 | 00413277 | 030 | Thunderbird Terrace #1 | 8 | 29 | 2.78% | \$6,941.94 | 15 | \$714.76 | \$90.00 | \$804.76 | UNSTATED | Munar, Jerry C & Francisca M & Munar, Genevive M |
| 13 | 00413278 | 030 | Thunderbird Terrace #1 | 8 | 30 | 2.78% | \$6,941.94 | 15 | \$714.76 | \$90.00 | \$804.76 | IN FAVOR | Bunker, Carey L & Phillip K |
| 14 | 00413279 | 000 | Thunderbird Terrace #1 | 8 | 31 | 2.78% | \$6,941.94 | 15 | \$714.76 | \$90.00 | \$804.76 | UNSTATED | Cheever, Leroy D |
| 15 | 00413280 | 000 | Thunderbird Terrace #1 | 8 | 32 | 2.78% | \$6,941.94 | 15 | \$714.76 | \$90.00 | \$804.76 | OPPOSED | Atuk, Patricia M |
| 16 | 00413281 | 000 | Thunderbird Terrace #1 | 8 | 33 | 2.78% | \$6,941.94 | 15 | \$714.76 | \$90.00 | \$804.76 | OPPOSED | Charlestream, David G & Sandra R |
| 17 | 00413282 | 000 | Thunderbird Terrace #1 | 8 | 34 | 2.94% | \$7,350.01 | 15 | \$756.78 | \$90.00 | \$846.78 | UNSTATED | Pearson, Patricia L |
| 18 | 00413721 | 000 | Thunderbird Terrace #2 | 9 | 13A | 3.25% | \$8,116.99 | 20 | \$707.68 | \$90.00 | \$797.68 | OPPOSED | Reiche, Karl |
| 19 | 00413722 | 000 | Thunderbird Terrace #2 | 9 | 14A | 3.56% | \$8,903.46 | 20 | \$776.24 | \$90.00 | \$866.24 | OPPOSED | Fickes, Jack A |
| 20 | 00413723 | 000 | Thunderbird Terrace #2 | 9 | 15A | 1.38% | \$3,445.56 | 10 | \$468.14 | \$90.00 | \$558.14 | IN FAVOR | Pitts, Jacqueline A |
| 21 | 00413731 | 001 | Thunderbird Terrace #2 | 10 | 1B | 2.10% | \$5,255.02 | 15 | \$541.07 | \$90.00 | \$631.07 | IN FAVOR | Starkey, Ann L |
| 22 | 00413731 | 002 | Thunderbird Terrace #2 | 10 | 1B | 2.10% | \$5,255.02 | 15 | \$541.07 | \$90.00 | \$631.07 | IN FAVOR | Castillo, Erlinda V |
| 23 | 00413732 | 001 | Thunderbird Terrace #2 | 10 | 1C | 2.10% | \$5,255.02 | 15 | \$541.07 | \$90.00 | \$631.07 | IN FAVOR | Huck, Charles A & Barbara J |
| 24 | 00413732 | 002 | Thunderbird Terrace #2 | 10 | 1C | 2.10% | \$5,255.02 | 15 | \$541.07 | \$90.00 | \$631.07 | IN FAVOR | Maack, Loren & Christine |
| 25 | 00413733 | 001 | Thunderbird Terrace #2 | 10 | 2B | 2.10% | \$5,255.02 | 15 | \$541.07 | \$90.00 | \$631.07 | IN FAVOR | Stangel, Doreen A |
| 26 | 00413733 | 002 | Thunderbird Terrace #2 | 10 | 2B | 2.10% | \$5,255.02 | 15 | \$541.07 | \$90.00 | \$631.07 | IN FAVOR | Hansen, Octavia P |
| 27 | 00413734 | 001 | Thunderbird Terrace #2 | 10 | 3B | 2.10% | \$5,255.02 | 15 | \$541.07 | \$90.00 | \$631.07 | IN FAVOR | Wallace, Monte L |
| 28 | 00413734 | 002 | Thunderbird Terrace #2 | 10 | 3B | 2.10% | \$5,255.02 | 15 | \$541.07 | \$90.00 | \$631.07 | UNSTATED | Miller, Ian C & Malchett, Helen P |
| 29 | 00413735 | 001 | Thunderbird Terrace #2 | 10 | 3C | 2.10% | \$5,255.02 | 15 | \$541.07 | \$90.00 | \$631.07 | UNSTATED | Ford, James R & Tara J |
| 30 | 00413735 | 002 | Thunderbird Terrace #2 | 10 | 3C | 2.10% | \$5,255.02 | 15 | \$541.07 | \$90.00 | \$631.07 | UNSTATED | Ko, Denny U |
| 31 | 00413736 | 001 | Thunderbird Terrace #2 | 10 | 4B | 2.10% | \$5,255.02 | 15 | \$541.07 | \$90.00 | \$631.07 | IN FAVOR | McLarrin, Lynda L |
| 32 | 00413736 | 002 | Thunderbird Terrace #2 | 10 | 4B | 2.10% | \$5,255.02 | 15 | \$541.07 | \$90.00 | \$631.07 | IN FAVOR | Fitzpatrick, Jack A |
| 33 | 00413737 | 001 | Thunderbird Terrace #2 | 10 | 5B | 2.10% | \$5,255.02 | 15 | \$541.07 | \$90.00 | \$631.07 | IN FAVOR | Duong, Trang T |
| 34 | 00413737 | 002 | Thunderbird Terrace #2 | 10 | 5B | 2.10% | \$5,255.02 | 15 | \$541.07 | \$90.00 | \$631.07 | IN FAVOR | Poindexter, James R & Ma, Tricia C |
| 35 | 00413738 | 001 | Thunderbird Terrace #2 | 10 | 5C | 2.10% | \$5,255.02 | 15 | \$541.07 | \$90.00 | \$631.07 | IN FAVOR | Staven, Dean G Jr & Beverly J |
| 36 | 00413738 | 002 | Thunderbird Terrace #2 | 10 | 5C | 2.10% | \$5,255.02 | 15 | \$541.07 | \$90.00 | \$631.07 | IN FAVOR | Hennessy, Shelly D |
| 37 | 00413739 | 001 | Thunderbird Terrace #2 | 10 | 6B | 2.10% | \$5,255.02 | 15 | \$541.07 | \$90.00 | \$631.07 | IN FAVOR | White, Virginia M |
| 38 | 00413739 | 002 | Thunderbird Terrace #2 | 10 | 6B | 2.10% | \$5,255.02 | 15 | \$541.07 | \$90.00 | \$631.07 | IN FAVOR | Martin, Christian D & Kristen |
| 39 | 00413740 | 001 | Thunderbird Terrace #2 | 10 | 6C | 2.10% | \$5,255.02 | 15 | \$541.07 | \$90.00 | \$631.07 | UNSTATED | Callais, Sunlee H |
| 40 | 00413740 | 002 | Thunderbird Terrace #2 | 10 | 6C | 2.10% | \$5,255.02 | 15 | \$541.07 | \$90.00 | \$631.07 | IN FAVOR | Jackson, Gail |
| 41 | 00413741 | 001 | Thunderbird Terrace #2 | 10 | 7B | 2.10% | \$5,255.02 | 15 | \$541.07 | \$90.00 | \$631.07 | IN FAVOR | Lewis, Frances L |
| 42 | 00413741 | 002 | Thunderbird Terrace #2 | 10 | 7B | 2.10% | \$5,255.02 | 15 | \$541.07 | \$90.00 | \$631.07 | IN FAVOR | Stevenson, Beverly |
| | | | | | | 100.00% | \$250,000.00 | | \$25,951.39 | | \$29,731.39 | | |

Content ID: 009816**Type:** Ordinance - AO**Title:** AN ORDINANCE CREATING SPECIAL ASSESSMENT DISTRICT 10-10 FOR RECONSTRUCTION OF ALEXANDER AVENUE BETWEEN COLUMBINE STREET AND NORENE STREET, AND AUTHORIZING THE PROPOSED IMPROVEMENTS THEREIN.**Author:** mumawsi**Initiating Dept:** PME**Keywords:** Alexander**Date Prepared:** 1/21/11 8:24 AM**Assembly Meeting Date:** 2/15/11**Public Hearing Date:** 3/29/11

| Workflow Name | Action Date | Action | User | Security Group | Content ID |
|--------------------------|-----------------------|---------------|-----------------------|-----------------------|-------------------|
| Clerk_Admin_SubWorkflow | 2/4/11 11:32 AM | Exit | Joy Maglaqui | Public | 009816 |
| MuniManager_SubWorkflow | 2/4/11 11:32 AM | Approve | Joy Maglaqui | Public | 009816 |
| Legal_SubWorkflow | 2/4/11 11:18 AM | Approve | Dean Gates | Public | 009816 |
| Finance_SubWorkflow | 2/3/11 7:05 PM | Approve | Lucinda Mahoney | Public | 009816 |
| OMB_SubWorkflow | 2/2/11 9:31 AM | Approve | Marilyn T. Banzhaf | Public | 009816 |
| Public_Works_SubWorkflow | 1/21/11 9:03 AM | Approve | Ron Thompson | Public | 009816 |
| PME_SubWorkflow | 1/21/11 8:30 AM | Approve | Jerry Hansen | Public | 009816 |
| AllOrdinanceWorkflow | 1/21/11 8:27 AM | Checkin | Sharilyn Mumaw | Public | 009816 |