

*See AR 2011-322(S - Amended)*

Submitted by: Assembly Vice Chair Hall  
Prepared by: Assembly Counsel  
Reviewed by: AWWU Staff  
For reading: February 28, 2012

**ANCHORAGE, ALASKA  
AR NO. 2011-322(S)**

1 **A RESOLUTION OF THE MUNICIPALITY OF ANCHORAGE, ALASKA, CONFIRMING**  
2 **AND LEVYING ASSESSMENTS FOR THE WATER SPECIAL IMPROVEMENTS WITHIN**  
3 **TURNAGAIN HEIGHTS WATER IMPROVEMENT DISTRICT 1416, SETTING DATE OF**  
4 **PAYMENT AND PROVIDING FOR PENALTIES AND INTEREST IN THE EVENT OF**  
5 **DELINQUENCY.**

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6  
7 **THE ANCHORAGE ASSEMBLY RESOLVES:**

8  
9 **Section 1.** The water improvements authorized in ordinance AO 2007-051 have been  
10 completed and costs for the improvements computed. Water assessments are levied against  
11 the property benefited by said improvements in the Water Principal amounts as set forth on  
12 the attached assessment roll attached as Exhibit 1. The payment schedule for the number  
13 and amount of annual payments shall be in accordance with Section 3 below.

14  
15 **Section 2.** Timely notice of assessment was sent to each property owner whose parcel is  
16 benefited by the improvements as indicated on the attached assessment roll. Each property  
17 owner was given notice of a Public Hearing to be held before the Municipal Assembly,  
18 providing an opportunity to present objections and/or inequalities in the roll for Turnagain  
19 Heights WID 1416. In conformance with the notice to the property owners, the Municipal  
20 Assembly held a public hearing on December 13, 2011, and January 17, 2012. At said  
21 hearing All errors and inequalities to which valid objections were raised are were corrected,  
22 and the Water Principal amounts now indicated on the assessment roll are those amounts  
23 determined to be assessed, and the assessment roll is hereby confirmed by the Assembly.  
24 Said amounts are equal to, or less than, the direct benefit each property derives from the  
25 improvements constructed. The assessment roll has been duly certified by the Municipal  
26 Clerk.

27  
28 **Section 3.** Assessments shall be paid in annual installments, in accordance with the  
29 Anchorage Water Utility Tariff. Revision to the time payment schedule now in place under  
30 the Anchorage Water Utility Tariff Rule 8.2.C.2 (Exhibit A) requires approval by the  
31 Anchorage Assembly and the Regulatory Commission of Alaska (RCA). By \_\_\_\_\_,  
32 2012, one or more installment options providing for a payment period of up to thirty (30)  
33 years, with corresponding payment amounts, will be submitted to the Assembly for approval  
34 and subsequent submission to the RCA. If no updated time payment schedule is approved  
35 by both the Anchorage Assembly and the RCA, assessments shall be paid in the installment  
36 amounts and schedule in Exhibit A, in accordance with the existing Anchorage Water Utility  
37 Tariff provisions, and described by applicable notice to the property owners. The first

1 installment is due by July 31, 2013 ~~March 31, 2012~~, and is payable on the same day of each  
2 subsequent year. Interest on unpaid installments starts to accrue on July 1, 2013 ~~March 1,~~  
3 ~~2012~~. An installment payment shall be applied first to accrued interest then to principal. A  
4 penalty of eight percent (8%) shall be added to any assessment, or assessment installment,  
5 not paid before the date of delinquency. The assessment, installment and penalty shall draw  
6 interest at the rate of eight percent (8%) per annum until paid. For delinquencies, payment  
7 shall be applied in accordance with AMC 19.20.260.

8  
9 **Section 4.** A special assessment Collection Charge, as authorized in Rules 8.4 and 13.1 of  
10 the Anchorage Water Utility Tariff, in effect at the time the assessment is levied, will be  
11 charged to those properties identified in this resolution.

12  
13 **Section 5.** Within thirty (30) days after the passage of this resolution, the Municipal  
14 Treasurer shall mail a notice to any owners of property whose assessment, schedule of  
15 payments, delinquencies, or amount of penalty and interest has been changed as a result of  
16 the public hearing concerning this resolution. Not more than sixty (60) days nor less than  
17 thirty (30) days before the date the assessment or the first payment of the assessment  
18 becomes delinquent, the treasurer shall mail a payment notice to each property owner; but  
19 the failure to mail the notice shall in no way affect any liability for or enforcement of payment  
20 of all or any part of the special assessment levied by this resolution.

21  
22 **Section 6.** This resolution shall be effective immediately upon passage and approval by  
23 the Assembly.

24  
25 PASSED AND APPROVED by the Anchorage Assembly this \_\_\_\_ day of  
26 \_\_\_\_\_, 2012.

27  
28  
29  
30  
31 \_\_\_\_\_  
32 Chair of the Assembly

33  
34 ATTEST:

35  
36  
37  
38 \_\_\_\_\_  
39 Municipal Clerk

TURNAGAIN HEIGHTS 1416  
 Water Improvement District  
 Final Assessment Roll  
 EXHIBIT 1

Tax Code	Legal Description	Mainline Charge	Service Connection	Water Principal	No. Years	Payment Amount	Owner 1
1	001-193-31-000 LYN ARY PARK SITE	\$29,760.16	\$0.00	\$29,760.16	—	\$	MOA PARKS & REC ADMIN
2	001-193-30-000 MARSTON PARK BLK C	\$29,760.16	\$0.00	\$29,760.16	—	\$	MOA 5501
3	001-195-03-000 PETES LT 1	\$29,760.16	\$2,000.00	\$31,760.16	—	\$	STARLINGS CABLE
4	001-195-02-000 PETES LT 2	\$29,760.16	\$2,000.00	\$31,760.16	—	\$	CURLEY JAMES E & JOAN R
5	001-194-16-000 SIMONSON ESTATES BLK B LT 3	\$29,760.16	\$3,000.00	\$32,760.16	—	\$	BERL FAMILY TRUST THE
6	001-194-19-000 SIMONSON ESTATES BLK B LT 4	\$29,760.16	\$3,000.00	\$32,760.16	—	\$	FINK MATTHEW L DBA LINCOLN INVEST
7	001-194-20-000 SIMONSON ESTATES BLK B LT 5	\$29,760.16	\$3,000.00	\$32,760.16	—	\$	NIGH JAMES
8	001-194-21-000 SIMONSON ESTATES BLK B LT 6	\$29,760.16	\$3,000.00	\$32,760.16	—	\$	KREIG RAYMOND A
9	001-194-22-000 SIMONSON ESTATES BLK B LT 7	\$29,760.16	\$3,000.00	\$32,760.16	—	\$	EBERHARDT PETER & MAUREEN T
10	001-194-23-000 SIMONSON ESTATES BLK B LT 8	\$29,760.16	\$3,000.00	\$32,760.16	—	\$	SPINVEST LLC
11	001-194-24-000 SIMONSON ESTATES BLK B LT 9	\$29,760.16	\$3,000.00	\$32,760.16	—	\$	SPINVEST LLC
12	001-193-29-000 SIMONSON ESTATES BLK C LT 1	\$29,760.16	\$3,000.00	\$32,760.16	—	\$	MOTHE CORBETT R
13	001-193-28-000 SIMONSON ESTATES BLK C LT 2	\$29,760.16	\$3,000.00	\$32,760.16	—	\$	CUPPLES LORANE O
14	001-193-27-000 SIMONSON ESTATES BLK C LT 3	\$29,760.16	\$3,000.00	\$32,760.16	—	\$	WHITE DAVID W
15	001-193-26-000 SIMONSON ESTATES BLK C LT 4	\$29,760.16	\$3,000.00	\$32,760.16	—	\$	RUSH CLARK C & MARIANNE B
16	001-193-25-000 SIMONSON ESTATES BLK C LT 5	\$29,760.16	\$3,000.00	\$32,760.16	—	\$	AEC-FINK LLC
17	001-193-24-000 SIMONSON ESTATES BLK C LT 6	\$29,760.16	\$3,000.00	\$32,760.16	—	\$	LEFEVRE PATRICIA N
18	001-193-23-000 SIMONSON ESTATES BLK C LT 7	\$29,760.16	\$3,000.00	\$32,760.16	—	\$	SCHMID DAVID J & BLOWER V A
19	001-193-22-000 SIMONSON ESTATES BLK C LT 8	\$29,760.16	\$3,000.00	\$32,760.16	—	\$	SPINELLI CHARLES L
20	001-193-11-000 SIMONSON ESTATES BLK C LT 9	\$29,760.16	\$3,000.00	\$32,760.16	—	\$	MORGAN ELIZABETH N
21	001-193-12-000 SIMONSON ESTATES BLK C LT 10	\$29,760.16	\$3,000.00	\$32,760.16	—	\$	MORGAN ELIZABETH N
22	001-193-36-000 TURNAGAIN HEIGHTS BLK K LT 1A	\$29,760.16	\$0.00	\$29,760.16	—	\$	MOA 5501
23	001-193-17-000 TURNAGAIN HEIGHTS BLK K LT 2A	\$29,760.16	\$3,000.00	\$32,760.16	—	\$	FINK MATTHEW L
24	001-193-18-000 TURNAGAIN HEIGHTS BLK K LT 3A	\$29,760.16	\$3,000.00	\$32,760.16	—	\$	FINK MATTHEW L
25	001-193-19-000 TURNAGAIN HEIGHTS BLK K LT 4A	\$29,760.16	\$3,000.00	\$32,760.16	—	\$	GILLAM ROBERT B RESTATED REV TRUST
26	001-193-20-000 TURNAGAIN HEIGHTS BLK K LT 5A	\$29,760.16	\$3,000.00	\$32,760.16	—	\$	WILKE DIANE
27	001-193-21-000 TURNAGAIN HEIGHTS BLK K LT 6A	\$29,760.16	\$3,000.00	\$32,760.16	—	\$	GILLAM ROBERT B RESTATED REV TRUST
28	001-193-40-000 TURNAGAIN HEIGHTS BLK K LT 8A	\$29,760.16	\$3,000.00	\$32,760.16	—	\$	GRUMMAN ALEXANDER J & KARLA M
29	001-193-03-000 TURNAGAIN HEIGHTS BLK K LT 9	\$29,760.16	\$3,000.00	\$32,760.16	—	\$	QUIST ROBERT & MAXINE
30	001-193-04-000 TURNAGAIN HEIGHTS BLK K LT 10	\$29,760.16	\$3,000.00	\$32,760.16	—	\$	QUIST ROBERT C & MAXINE
31	001-193-15-000 TURNAGAIN HEIGHTS BLK K LT 11	\$29,760.16	\$3,000.00	\$32,760.16	—	\$	HENDRICKSON F GWENDOLYN
32	001-193-13-000 TURNAGAIN HEIGHTS BLK K LT 13A	\$29,760.16	\$3,000.00	\$32,760.16	—	\$	HENDRICKSON GWENDOLYN F
		\$952,325.12	\$85,000.00	\$1,037,325.12			

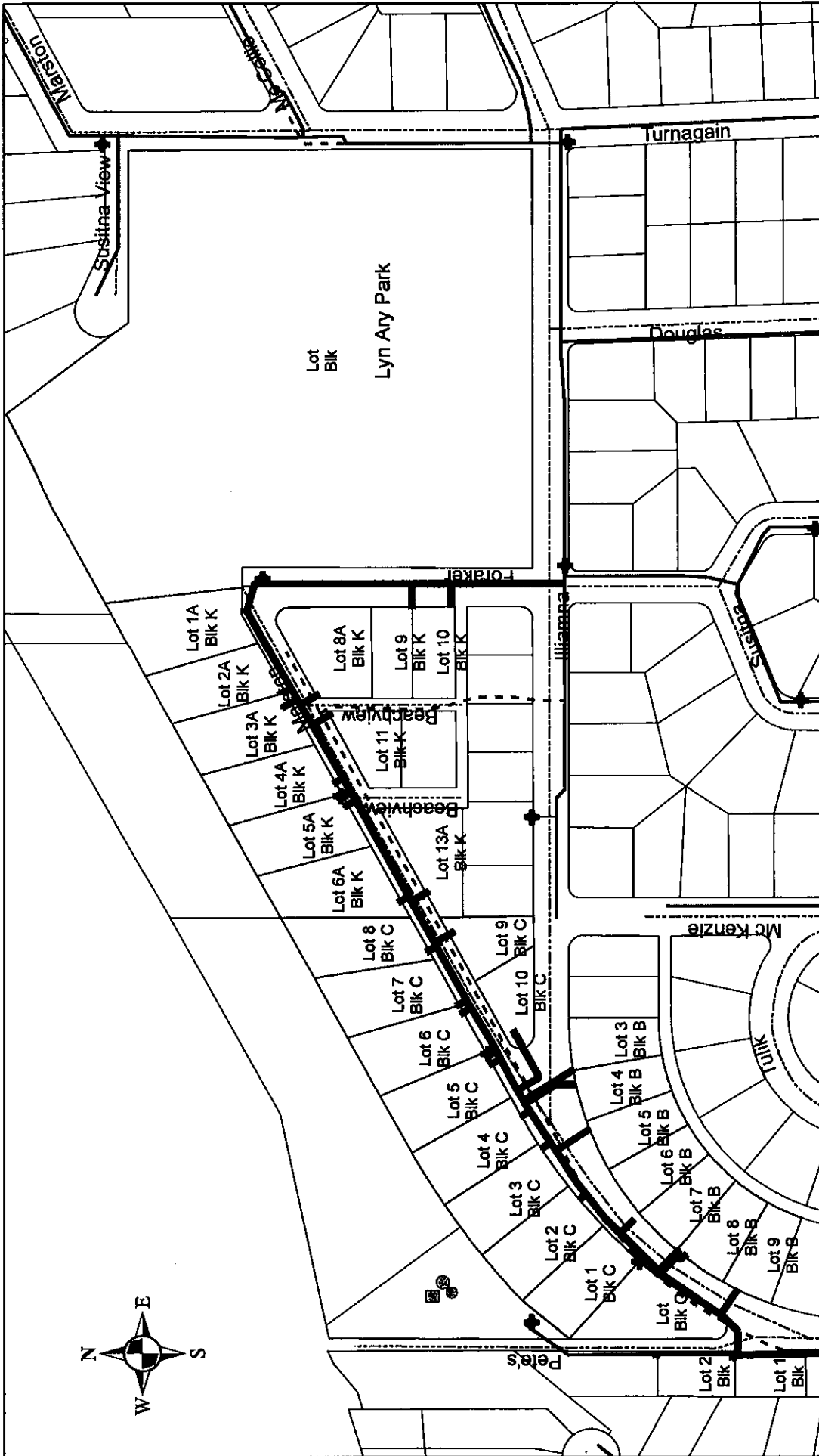
TURNAGAIN HEIGHTS 1416

Water Improvement District

ASSESSMENT PER EXISTING TARIFF  
EXHIBIT A

Interest Rate: 4.87%

Tax Code	Legal Description	Mainline Charge	Service Connection	Water Principal	No. Years	Payment Amount	Owner 1
1	001-193-31-000 LYN ARY PARK SITE	\$29,760.16	\$0.00	\$29,760.16	20	\$2,252.10	MOA PARKS & REC ADMIN
2	001-193-30-000 MARSTON PARK BLK C	\$29,760.16	\$0.00	\$29,760.16	20	\$2,252.10	MOA 5501
3	001-195-03-000 PETES LT 1	\$29,760.16	\$2,000.00	\$31,760.16	20	\$2,403.45	STARLINGS CABLE
4	001-195-02-000 PETES LT 2	\$29,760.16	\$2,000.00	\$31,760.16	20	\$2,403.45	CURLEY JAMES E & JOAN R
5	001-194-18-000 SIMONSON ESTATES BLK B LT 3	\$29,760.16	\$3,000.00	\$32,760.16	20	\$2,479.13	BERL FAMILY TRUST THE
6	001-194-19-000 SIMONSON ESTATES BLK B LT 4	\$29,760.16	\$3,000.00	\$32,760.16	20	\$2,479.13	FINK MATTHEW L DBA LINCOLN INVEST
7	001-194-20-000 SIMONSON ESTATES BLK B LT 5	\$29,760.16	\$3,000.00	\$32,760.16	20	\$2,479.13	NIGH JAMES
8	001-194-21-000 SIMONSON ESTATES BLK B LT 6	\$29,760.16	\$3,000.00	\$32,760.16	20	\$2,479.13	KREIG RAYMOND A
9	001-194-22-000 SIMONSON ESTATES BLK B LT 7	\$29,760.16	\$3,000.00	\$32,760.16	20	\$2,479.13	EBERHARDT PETER & MAUREEN T
10	001-194-23-000 SIMONSON ESTATES BLK B LT 8	\$29,760.16	\$3,000.00	\$32,760.16	20	\$2,479.13	SPINVEST LLC
11	001-194-24-000 SIMONSON ESTATES BLK B LT 9	\$29,760.16	\$3,000.00	\$32,760.16	20	\$2,479.13	SPINVEST LLC
12	001-193-29-000 SIMONSON ESTATES BLK C LT 1	\$29,760.16	\$3,000.00	\$32,760.16	20	\$2,479.13	MOTHE CORBETT R
13	001-193-28-000 SIMONSON ESTATES BLK C LT 2	\$29,760.16	\$3,000.00	\$32,760.16	20	\$2,479.13	CUPPLES LORANE O
14	001-193-27-000 SIMONSON ESTATES BLK C LT 3	\$29,760.16	\$3,000.00	\$32,760.16	20	\$2,479.13	WHITE DAVID W
15	001-193-26-000 SIMONSON ESTATES BLK C LT 4	\$29,760.16	\$3,000.00	\$32,760.16	20	\$2,479.13	RUSH CLARK C & MARIANNE B
16	001-193-25-000 SIMONSON ESTATES BLK C LT 5	\$29,760.16	\$3,000.00	\$32,760.16	20	\$2,479.13	AEC-FINK LLC
17	001-193-24-000 SIMONSON ESTATES BLK C LT 6	\$29,760.16	\$3,000.00	\$32,760.16	20	\$2,479.13	LEFEVRE PATRICIA N
18	001-193-23-000 SIMONSON ESTATES BLK C LT 7	\$29,760.16	\$3,000.00	\$32,760.16	20	\$2,479.13	SCHMID DAVID J & BLOWER V A
19	001-193-22-000 SIMONSON ESTATES BLK C LT 8	\$29,760.16	\$3,000.00	\$32,760.16	20	\$2,479.13	SPINELLI CHARLES L
20	001-193-21-000 SIMONSON ESTATES BLK C LT 9	\$29,760.16	\$3,000.00	\$32,760.16	20	\$2,479.13	MORGAN ELIZABETH N
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27	001-193-21-000 TURNAGAIN HEIGHTS BLK K LT 6A	\$29,760.16	\$3,000.00	\$32,760.16	20	\$2,479.13	GILLAM ROBERT B RESTATED REV TRUST
28	001-193-40-000 TURNAGAIN HEIGHTS BLK K LT 8A	\$29,760.16	\$3,000.00	\$32,760.16	20	\$2,479.13	GRUMMAN ALEXANDER J & KARLA M
29	001-193-03-000 TURNAGAIN HEIGHTS BLK K LT 9	\$29,760.16	\$3,000.00	\$32,760.16	20	\$2,479.13	QUIST ROBERT & MAXINE
30	001-193-04-000 TURNAGAIN HEIGHTS BLK K LT 10	\$29,760.16	\$3,000.00	\$32,760.16	20	\$2,479.13	QUIST ROBERT C & MAXINE
31	001-193-15-000 TURNAGAIN HEIGHTS BLK K LT 11	\$29,760.16	\$3,000.00	\$32,760.16	20	\$2,479.13	HENDRICKSON F GWENDOLYN
32	001-193-13-000 TURNAGAIN HEIGHTS BLK K LT 13A	\$29,760.16	\$3,000.00	\$32,760.16	20	\$2,479.13	HENDRICKSON GWENDOLYN F
						\$952,325.12	\$1,037,325.12



Not to Scale



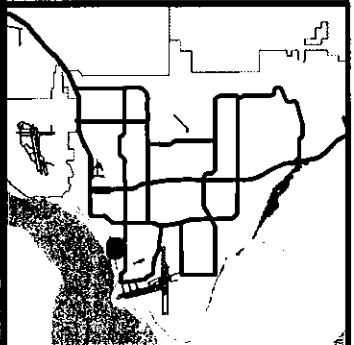
**Municipality of Anchorage**  
Anchorage Water and Wastewater Utility

**Legend**

-  Project Water
-  Parcels Served

**Turnagain Heights WID 1416**  
**Water Improvements**

Exhibit B



Date Created: 10.28.11  
Created By: bkl  
AMS: 1415

**MUNICIPALITY OF ANCHORAGE**  
**ASSEMBLY MEMORANDUM**

No. AM 665-2011

Meeting Date: November 22, 2011

1 **From: MAYOR**

2  
3 **Subject: A RESOLUTION OF THE MUNICIPALITY OF ANCHORAGE,**  
4 **ALASKA, CONFIRMING AND LEVYING ASSESSMENTS FOR**  
5 **THE WATER SPECIAL IMPROVEMENTS WITHIN**  
6 **TURNAGAIN HEIGHTS WATER IMPROVEMENT DISTRICT**  
7 **1416, SETTING DATE OF PAYMENT AND PROVIDING FOR**  
8 **PENALTIES AND INTEREST IN THE EVENT OF**  
9 **DELINQUENCY.**

10  
11 On April 17, 2007, the Municipal Assembly approved Ordinance Number  
12 2007-051, creating Turnagain Heights Water Special Assessment District  
13 (WID) No. 1416. At creation the total WID project costs were estimated at  
14 \$1,229,140.16. Construction of the water improvements has been completed,  
15 including approximately 1,900 linear feet of 8-inch water main, service  
16 connections to twenty-nine (29) properties, and other appurtenances required  
17 for a public water system. The final certified cost of the water improvements to  
18 be levied against benefited properties is \$1,037,325.12.

19  
20 The Anchorage Water & Wastewater Utility (AWWU) sent certified letters to all  
21 affected property owners informing them of the assessment and proposed levy  
22 action, and inviting them to attend a public meeting held on November 2,  
23 2011. All inquiries received have been addressed or answered.

24  
25 The passage of this resolution will have a fiscal impact on the following three  
26 (3) Municipal owned parcels.

27  
28 

<b>Item</b>	<b>Tax ID</b>	<b>Legal Description</b>	<b>Amount</b>	<b>Managing Authority</b>	
29					
30	1	001-193-31	Lyn Ary Park Site	\$29,760.16	Parks & Rec
31	2	001-193-30	Marston Park Blk C	\$29,760.16	Parks & Rec
32	22	001-193-36	Turnagain Heights, Blk K Lt 1A	\$29,760.16	Parks & Rec

33

1 Approval of this resolution will enable the Municipality to appropriate pre-paid  
2 collections and/or to start collection procedures.

3  
4 **THE ADMINISTRATION RECOMMENDS APPROVAL OF A RESOLUTION**  
5 **OF THE MUNICIPALITY OF ANCHORAGE, ALASKA, CONFIRMING AND**  
6 **LEVYING ASSESSMENTS FOR THE WATER SPECIAL IMPROVEMENTS**  
7 **WITHIN TURNAGAIN HEIGHTS WATER IMPROVEMENT DISTRICT WID**  
8 **1416, SETTING DATE OF PAYMENT AND PROVIDING FOR PENALTIES**  
9 **AND INTEREST IN THE EVENT OF DELINQUENCY.**

10  
11  
12 Prepared by: Anchorage Water and Wastewater Utility  
13 Recommended by: Craig R. Woolard, Ph.D., P.E., General Manager,  
14 AWWU  
15  
16 Concur: George J. Vakalis, Municipal Manager  
17 Respectfully submitted: Daniel A. Sullivan, Mayor