

# **UTILITY SPECIAL ASSESSMENT DISTRICT INFORMATION SHEET**

## **ANCHOR VIEW ESTATES USAD**

This petition proposes a utility special assessment district (USAD) be formed for the purpose of providing natural gas to the area in Anchor Point, Augusta Lane and Illiamna Court, West of the Sterling Highway and North of the Anchor River Air Park. A map showing the parcels to be assessed is attached.

The project proposes to lay approximately 6,180 feet of 2-inch gas line. The proposed method of cost allocation is by equal assessment to each of the 49 benefited parcels. Enstar's 2012 construction estimated project cost is \$162,444.80 (Enstar's 2012 cost of \$153,015.00 plus the Kenai Peninsula Borough's cost of \$9,429.80). The 2012 allocated cost per parcel is estimated at \$3,315.20. Enstar will honor the 2012 estimated price if the project is approved by the borough in 2012, though the project may not be completed in 2012 if not approved by the borough assembly by September 18, 2012.

This estimated assessment will only cover the costs for Enstar to install the gas main line. There may be additional costs for property owners to connect to the main line. Property owners should contact Enstar to find out the amount of any additional costs to connect to the main line. These connection costs are not included in the assessment.

This cost will be assessed in the form of a lien on the benefited parcel. It will be payable over a ten (10) year period. At your option, it may be paid at any time prior to the ten (10) year period. Failure to pay the assessment will be cause for foreclosure proceedings. Interest will be added to any assessments not paid within 30 days of the assessment. The rate of interest will be equal to the prime rate at the date of assessment plus 2%.

No subdivision, reversion of acreage, or lot line adjustment will be recognized for USAD assessment purposes after assembly approval of the petition application.

This petition proposes to assess 100% of the benefited parcels. In order to qualify, the petition must have more than 70% of the property owners within the proposed district approving the project. Approval is signified by properly signing the petition signature page. Failure to secure approval of more than 70% of the parcel owners within the proposed district will cause the petition to fail.

All signatures must be dated and the petition must be filed with the office of the Borough Clerk within thirty (30) days of the date of the first signature in order to be included in the calculation of the required percentages.

No property owner may withdraw his/her approval of the improvement for a period of six (6) months after the filing of this petition. (This shall not preclude the owner(s) from filing an objection as provided in KPB 5.35.110(D)).

A non refundable filing fee of \$1,000 must be paid at the time of submission of this petition. (This filing fee is for the whole project, not a per parcel fee.)

This petition consists of the following documents: 1) this information sheet; 2) a map of the geographic area encompassing the benefited parcels; 3) Enstar's commitment letter to construct the gas line, dated May 25, 2012; 4) the Notice to Petition Signers/Petition Signature Page; 5) a list of the benefited parcels in the proposed USAD detailing each respective parcel's tax identification number, legal description, estimated charge for the benefit, assessed value, and the name(s) and addresses of the parcel owners and tax delinquencies; and 6) memo from Finance Director stating method of financing, interest rate to be paid and setting forth the number and frequency of payments.

Only the page requiring your signature(s) needs to be returned.

Questions regarding this petition may be referred to:

Petition Organizer(s):

Emmitt Trimble – 907-299-1459

Or

Marie Payfer, Special Assessment Coordinator (907) 714-2230 or 1-800-478-4441 within the Borough