



KENAI PENINSULA BOROUGH

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MIKE NAVARRE
BOROUGH MAYOR

TO: Gary Knopp, Assembly President
Members, Kenai Peninsula Borough Assembly

THRU: Mike Navarre, Borough Mayor *MN*
Tom Anderson, Director of Assessing *Marie Payfer for Tom Anderson*

FROM: Marie Payfer, Special Assessment Coordinator *MP*

DATE: July 26, 2012

SUBJECT: Resolution 2012-063, Anchor View Estates USAD – Resolution Approving the
Petition Application

An application has been received for the purpose of forming a Utility Special Assessment District (USAD) in the Anchor Point area, along Augusta Lane and Illiamna Court which are west of the Sterling Highway and north of the Anchor River Air Park (Anchor View Estates USAD, hereinafter "USAD"). The project would benefit 49 parcels. It is recommended that one parcel be removed from the USAD as it cannot reasonably be developed to take advantage of the availability of the proposed gas line.

The project cost for the 2012 construction season is estimated at \$162,444.80. The proposed method of cost allocation is by equal assessment to each of the 49 benefited parcels. The per-parcel cost is estimated to be \$3,315.20. If the project is approved by September 18, 2012, the project will likely be constructed this year. If approved later in 2012, the project will likely be completed in 2013.

As required by KP.B 5.35.070(D) no lien for this project may exceed 21 percent of the fair market value of the property after giving effect to the estimated benefit from the improvement. Within this proposed district there are no lots that exceed the 21 percent limitation. KP.B 5.35.070(E) states a special assessment district may not be approved where properties which will bear more than 10 percent of the estimated costs of the improvement are delinquent in payment of borough property taxes from the immediately preceding tax year. For this project, the immediately preceding tax year is 2011. As of July 26, 2012, four lots within the proposed district, or 8.16 percent are delinquent in payment of the 2011 property taxes.

The following list of exhibits to the resolution support and are incorporated by reference in the resolution approving the petition application:

- A. USAD information sheet describing the proposed improvement;
- B. A map of the boundaries of the proposed USAD district and boundaries;
- C. Enstar's commitment letter to construct the gas line, dated May 25, 2012, and emails dated July 24, 2012 and July 26, 2012;
- D. Petition signature page;
- E. Spreadsheet listing the name of the record owner of each parcel in the proposed district, the tax parcel number, the assessed valuation, an estimate of the amount to be assessed to each parcel, the status of tax payments of each parcel, whether there are other special assessment liens against any of the parcels, a description of any parcels that exceed the assessment-to-value ratio set forth in KPB 5.35.070(D), and total number of parcels to be assessed; and
- F. Memo from the finance director stating the method of financing, interest rate to be paid, and setting forth the number and frequency of payments.

Your consideration is appreciated.