

Introduced by:

Mayor

Date:

08/07/12

Action:

Adopted

Vote:

8 Yes, 0 No, 0 Absent, 1 Abstention

**KENAI PENINSULA BOROUGH  
RESOLUTION 2012-063**

**A RESOLUTION APPROVING THE PETITION APPLICATION FOR THE  
FORMATION OF THE ANCHOR VIEW ESTATES UTILITY SPECIAL ASSESSMENT  
DISTRICT FOR CONSTRUCTION OF A NATURAL GAS MAIN LINE**

**WHEREAS,** in 1991 the voters of the Kenai Peninsula Borough adopted a nonareawide power to form special assessment districts for utility lines; and

**WHEREAS,** natural gas provides a safe, economical heating alternative and has been shown to increase the value and marketability of parcels; and

**WHEREAS,** an application has been received requesting the establishment of a utility special assessment district (USAD) for financing the construction of an extension of Enstar's natural gas main line to a district in the area of Anchor Point west of the Sterling Highway and north of the Anchor River Air Park; and

**WHEREAS,** one parcel within the proposed USAD, Lot 4 LIADA SPIT; VISTA REPLAT, per parcel survey HRD 2003-10, cannot reasonably benefit from the proposed improvement because the physical characteristics of the property make it unreasonable to develop or improve as the lot is narrow and the topography is primarily a gully, additionally the lot is reserved for ingress and egress and cannot be improved with permanent structures per the plat restrictions; and

**WHEREAS,** at least 60 days prior to the hearing date of this resolution, the Kenai Peninsula Borough Clerks Office has notified the proposed benefited parcel owners by certified mail, return receipt requested, describing the special assessment district and proposed improvement, providing a map of the proposed improvement, the date of the public hearing, and informing the recipients that no subdivision, reversion of acreage, or lot line adjustment will be recognized for USAD assessment purposes after assembly approval of the petition application; and

**WHEREAS,** the map showing the proposed boundary has been reviewed by the assessor and the mayor as required by KPB 5.35.030 and found to be proper and appropriate for this project; and

**WHEREAS,** the petition sponsor has provided the assessing department with written notice of intent to proceed with assembly review of the petition application; and

**WHEREAS,** Enstar has submitted a letter of approval for the proposed natural gas main line extension; and

**WHEREAS,** there are no other special assessment liens against any of the parcels in the proposed district; and

**WHEREAS,** this resolution, with its attached exhibits, which are incorporated by reference as if fully set forth herein, sets out the description of the proposed improvements, the total estimated cost of constructing the improvement, a map showing the boundary, the name of each record owner within the proposed district, the tax parcel number of each parcel, the assessed valuation of each parcel, an estimate of the amount to be assessed to each parcel, the status of tax payment of each parcel, whether there are special assessment liens against any of the parcels, a description of any parcel that exceeds the assessment to value ratios set forth in KPB 5.35.070(D), the method of proposed financing, and the total number of parcels to be assessed;

**NOW, THEREFORE, BE IT RESOLVED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH:**

**SECTION 1.** That the petition application for the proposed Anchor View Estates Utility Special Assessment District is hereby approved, excluding Lot 4 LIADA SPIT; VISTA REPLAT, per parcel survey HRD 2003-10 because it cannot reasonably benefit from the improvement, and the petitioner may file a petition with the assembly through the Borough Clerk.

**SECTION 2.** That this resolution is supported by the information in the following attached exhibits which are incorporated by reference as if fully set forth herein:

- 1) USAD information sheet describing the proposed improvement, including the total estimated project cost of \$162,444.80 which is Enstar's estimated cost of \$153,015.00 plus the borough's cost of \$9,429.97; and the estimated cost per parcel of \$3,315.20;
- 2) a map of the boundaries of the proposed USAD district and boundaries;
- 3) Enstar's commitment letter to construct the gas line, dated May 25, 2012 and emails dated July 24, 2012 and July 26, 2012, stating that \$153,015.00 is Enstar's total estimated cost of the improvement;
- 4) petition signature page;
- 5) 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

- 6) Memo from the finance director stating the method of financing, interest rate to be paid, and setting forth the number and frequency of payments.

**SECTION 3.** That all parcels within the proposed USAD are benefited by the improvement as defined in KPB 5.35.105(B).

**SECTION 4.** That this resolution shall take effect immediately upon its adoption.

**ADOPTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH THIS 7TH DAY OF AUGUST, 2012.**

  
Gary Knopp, Assembly President

ATTEST:

  
John Blankenship, Borough Clerk



Yes:	Haggerty, Johnson, McClure, Murphy, Smalley, Smith, Tauriainen, Knopp
No:	None
Absent:	None
Abstention:	Pierce

# **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 Iliamna 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):

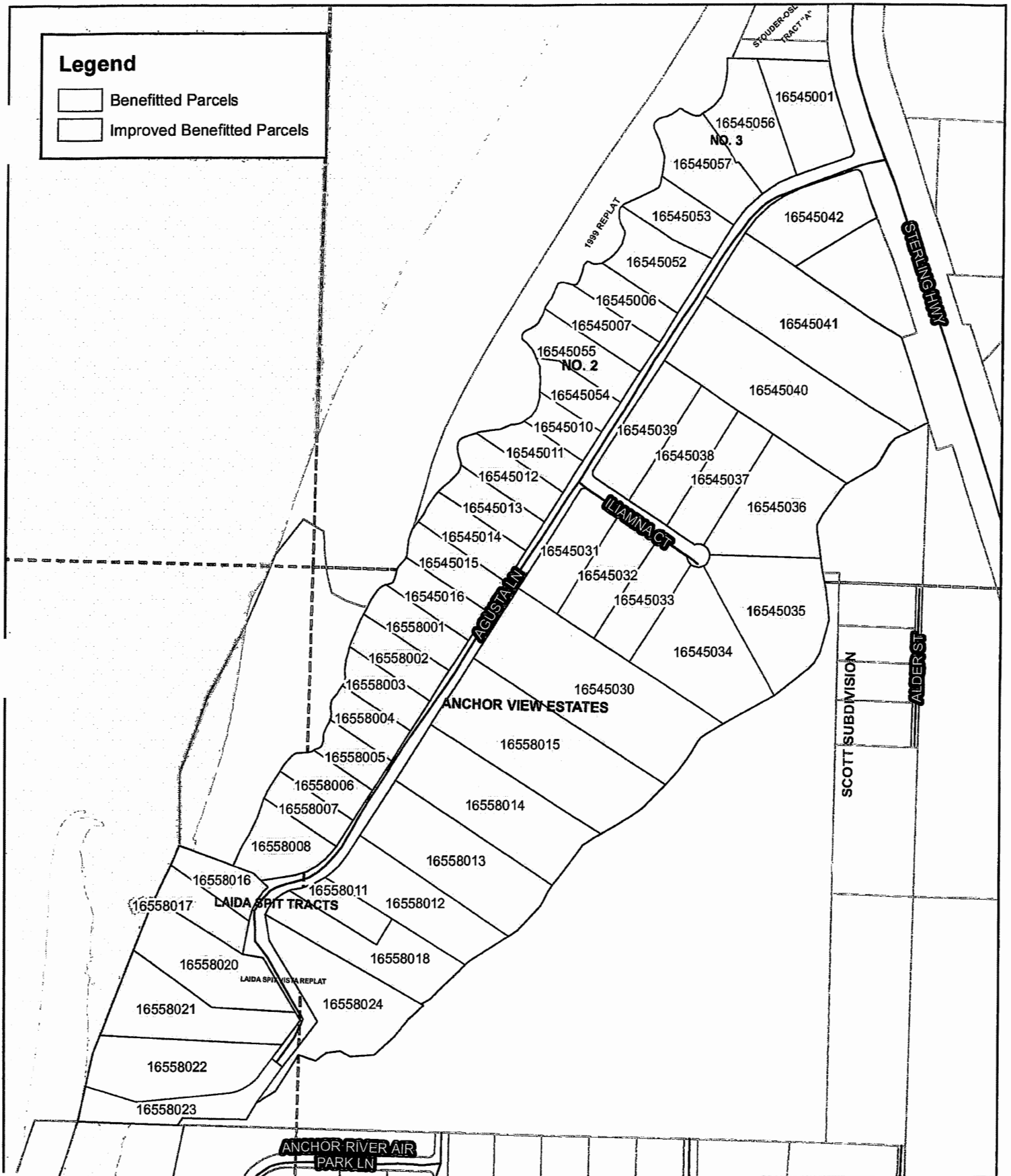
Emmitt Trimble – 907-299-1459

Or

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

# Legend

-  Benefitted Parcels
-  Improved Benefitted Parcels



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

0 250 500 1,000 Feet

Anchor View Estates USAD



Date: 3/23/2012



3000 Spenard Road  
P.O. Box 190288  
Anchorage, AK 99519-0288  
[www.enstarnaturalgas.com](http://www.enstarnaturalgas.com)

May 25, 2012

Ms. Marie Payser, USAD Coordinator  
Kenai Peninsula Borough  
148 N. Binkley  
Soldotna, Alaska 99669

RE: ***Anchor View Estates Utility Special Assessment District***

Dear Ms. Payser:

The Anchor View Estates engineering has been completed. The project design requires 6180 feet of 2-inch pipe. ENSTAR's 2012 construction rate for 2-inch pipe is \$17.64 per foot. The project will also require a 610 foot horizontal bore under a drainage area, extensive brushing, as well as, a SWPPP at a total cost of \$44,000.00. Therefore, ENSTAR's total estimated cost for pipe installation in 2012, would be \$153,015.00.

This is a non-refundable project and a Contribution in Aid Agreement will be used for this project.

In the event the Anchor View Estates Utility Special Assessment District is approved by the Kenai Peninsula Borough on or before September 15, 2012, ENSTAR will construct the project in 2012. If the project is delayed and is constructed in 2013, the rate will increase to \$20.83 per foot for an additional charge of \$19,714.00.

Please do not hesitate to call should you need any assistance or have any questions.

Respectfully,

A handwritten signature in black ink, appearing to be "C. Pierce".

Charlie Pierce  
Southern Division Manager

RECEIVED

MAY 25 2012

KPB ASSESSING DEPT.

Anchorage: 907-277-5551 • Kenai Peninsula Office: 907-262-9334 • Mat-Su Office: 907-376-7979

***All Our Energy Goes Into Our Customers***

**NOTICE TO PETITION SIGNERS/PETITION SIGNATURE PAGE**

1. Signatures must be in ink.
2. For lots with joint ownership, each owner of record must sign and date the petition. If the joint owner is deceased, please provide a copy of the death certificate.
3. Your signature(s) represent(s) a vote for each parcel listed. You must sign and date your approval for each parcel listed. No property owner may withdraw his/her approval of the proposed improvement for a period of six (6) months after the date of the filing of petition. This does not preclude a property owner from filing a written objection as provided in KPB 5.35.110(D) within the time provided by ordinance or regulation.
4. This petition consists of the: 1) petition information sheet(s); 2) a map of the geographic area encompassing the benefited parcels; 3) ENSTAR's commitment letter to construct the gas main line, dated May 25, 2012; 4) this 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.

**THE OWNERS BY THEIR SIGNATURES ACKNOWLEDGE THAT THEY HAVE HAD THE OPPORTUNITY TO READ THE DOCUMENTS COMPRISING THE PETITION LISTED IN #4 ABOVE AND APPROVE THE PROPOSED UTILITY SPECIAL ASSESSMENT DISTRICT.**

**OWNER(S) OF RECORD**

**PARCEL NO.:**  
**ASSESSED VALUE:**

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

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



# Anchor View Estates USAD Estimated Assessment Roll

Estimated Costs	
Enstar Construction	153,015.00
KPB Overhead	9,429.80
Total Estimated Cost	162,444.80

Number of Parcels	49
Estimated Cost per parcel	3,315.20

PARCEL_ID	LEGAL	2012 TOTAL ASSESSED VALUE	ESTIMATED ASSESSMENT	OWNER	ADDRESS	CITYSTATEZIP	DELINQ? Y=YES (4)
16545001	T 4S R 15W SEC 35 SEWARD MERIDIAN HM 0760057 ANCHOR VIEW ESTATES SUB LOT 24 BLK 1	71,400.00	3,315.20	WALDROP HARLEY D & MAXINE H ANTON	7822 S CHENEY SPOKANE RI	SPOKANE, WA 99224	Y
16545006	T 4S R 15W SEC 27 SEWARD MERIDIAN HM 0760057 ANCHOR VIEW ESTATES SUB LOT 19 BLK 1	41,400.00	3,315.20	LEEDY ROBERT R & MARYANN S	27417 VANTAGE AVE	EAGLE RIVER, AK 99577	
16545007	T 4S R 15W SEC 27 SEWARD MERIDIAN HM 0760057 ANCHOR VIEW ESTATES SUB LOT 18 BLK 1	42,500.00	3,315.20	TRIMBLE EMMITT & MARY JOINT REVOCABLE TRUST	PO BOX 193	ANCHOR POINT, AK 99556	
16545010	T 4S R 15W SEC 27 SEWARD MERIDIAN HM 0760057 ANCHOR VIEW ESTATES SUB LOT 15 BLK 1	30,500.00	3,315.20	SCHROEDER STEPHEN C DECLARATION OF TRUST	PO BOX 220363	ANCHORAGE, AK 99522	
16545011	T 4S R 15W SEC 27 SEWARD MERIDIAN HM 0760057 ANCHOR VIEW ESTATES SUB LOT 14 BLK 1	144,400.00	3,315.20	MASUDA DONALD, PEGGY M BAKARICH & GERALD S BAKARICH	2214 21ST ST	SACRAMENTO, CA 95818	
16545012	T 4S R 15W SEC 27 SEWARD MERIDIAN HM 0760057 ANCHOR VIEW ESTATES SUB LOT 13 BLK 1	302,100.00	3,315.20	KACHER KATHY L & STANLEY P KACHER	PO BOX 664	ANCHOR POINT, AK 99556	
16545013	T 4S R 15W SEC 27 SEWARD MERIDIAN HM 0760057 ANCHOR VIEW ESTATES SUB LOT 12 BLK 1	42,000.00	3,315.20	TOMS KATHY L	PO BOX 664	ANCHOR POINT, AK 99556	
16545014	T 4S R 15W SEC 27 SEWARD MERIDIAN HM 0760057 ANCHOR VIEW ESTATES SUB LOT 11 BLK 1	53,100.00	3,315.20	KIMBRELL DAVID ARTHUR	PO BOX 774	ANCHOR POINT, AK 99556	
16545015	T 4S R 15W SEC 27 SEWARD MERIDIAN HM 0760057 ANCHOR VIEW ESTATES SUB LOT 10 BLK 1	42,200.00	3,315.20	KIMBRELL DAVID ARTHUR	PO BOX 774	ANCHOR POINT, AK 99556	
16545016	T 4S R 15W SEC 34 SEWARD MERIDIAN HM 0760057 ANCHOR VIEW ESTATES SUB LOT 9 BLK 1	96,600.00	3,315.20	BAGLEY GARY D & GERALDINE A REVOCABLE TRUST	103 RED SHALE CT	FOLSOM, CA 95630	
16545030	T 4S R 15W SEC 34 SEWARD MERIDIAN HM 0760057 ANCHOR VIEW ESTATES SUB LOT 6 BLK 2	61,400.00	3,315.20	MOE DOUGLAS E & KIEL D & INGA M & BARRETT R	PO BOX 1217	HOMER, AK 99603	Y
16545031	T 4S R 15W SEC 27 SEWARD MERIDIAN HM 0760057 ANCHOR VIEW ESTATES SUB LOT 7 BLK 2	39,500.00	3,315.20	MURRAY LYNN P	PO BOX 674	ANCHOR POINT, AK 99556	
16545032	T 4S R 15W SEC 27 SEWARD MERIDIAN HM 0760057 ANCHOR VIEW ESTATES SUB LOT 8 BLK 2	100,500.00	3,315.20	MURRAY L P	PO BOX 674	ANCHOR POINT, AK 99556	
16545033	T 4S R 15W SEC 27 SEWARD MERIDIAN HM 0760057 ANCHOR VIEW ESTATES SUB LOT 9 BLK 2	40,900.00	3,315.20	MURRAY LYNN P	PO BOX 674	ANCHOR POINT, AK 99556	
16545034	T 4S R 15W SEC 27 SEWARD MERIDIAN HM 0760057 ANCHOR VIEW ESTATES SUB LOT 10 BLK 2	55,800.00	3,315.20	WELLS FARGO BANK OF AK CUST GREISEN & SCHLOSBERG IRA ROLLOVERS ATTN SHARYN ANDEL TRUST DEPT	PO BOX 196127	ANCHORAGE, AK 99519	Y

PARCEL ID	LEGAL	2012 TOTAL ASSESSED VALUE	ESTIMATED ASSESSMENT	OWNER	ADDRESS	CITYSTATEZIP	DELINQ? Y=YES (4)
16545035	T 4S R 15W SEC 27 SEWARD MERIDIAN HM 0760057 ANCHOR VIEW ESTATES SUB LOT 11 BLK 2	149,700.00	3,315.20	VORASICKY JARDO	PO BOX 538	ANCHOR POINT, AK 99556	Y
16545036	T 4S R 15W SEC 27 SEWARD MERIDIAN HM 0760057 ANCHOR VIEW ESTATES SUB LOT 15 BLK 2	98,900.00	3,315.20	MURRAY GREGORY E & SALLY M	PO BOX 58	ANCHOR POINT, AK 99556	
16545037	T 4S R 15W SEC 27 SEWARD MERIDIAN HM 0760057 ANCHOR VIEW ESTATES SUB LOT 14 BLK 2	49,000.00	3,315.20	JEFFERY STEVE	107 N 6TH ST	SPRING LAKE, NC 28390	
16545038	T 4S R 15W SEC 27 SEWARD MERIDIAN HM 0760057 ANCHOR VIEW ESTATES SUB LOT 13 BLK 2	143,600.00	3,315.20	HOFFMAN JASON	PO BOX 1281	ANCHOR POINT, AK 99556	
16545039	T 4S R 15W SEC 27 SEWARD MERIDIAN HM 0760057 ANCHOR VIEW ESTATES SUB LOT 12 BLK 2	165,700.00	3,315.20	CANFIELD ROBERT G	PO BOX 732	ANCHOR POINT, AK 99556	
16545040	T 4S R 15W SEC 27 SEWARD MERIDIAN HM 0760057 ANCHOR VIEW ESTATES SUB LOT 16 BLK 2	144,200.00	3,315.20	DEFRANCISCO KENNETH P & SALLY B	PO BOX 403	ANCHOR POINT, AK 99556	
16545041	T 4S R 15W SEC 27 SEWARD MERIDIAN HM 0760057 ANCHOR VIEW ESTATES SUB LOT 17 BLK 2	33,600.00	3,315.20	YOUNGMAN MARGIE & YOUNGMAN GEORGE & RICHTER FRANCIS	PO BOX 389	ANCHOR POINT, AK 99556	
16545042	T 4S R 15W SEC 27 SEWARD MERIDIAN HM 0760057 ANCHOR VIEW ESTATES SUB LOT 18 BLK 2	360,300.00	3,315.20	ANCHOR POINT CHURCH OF THE NAZARENE	PO BOX 309	ANCHOR POINT, AK 99556	
16545052	T 4S R 15W SEC 27 SEWARD MERIDIAN HM 0990083 ANCHOR VIEW ESTATES 1999 REPLAT LOT 20-A BLK 1	58,900.00	3,315.20	MEYERS LEONE R	PO BOX 141	ANCHOR POINT, AK 99556	
16545053	T 4S R 15W SEC 27 SEWARD MERIDIAN HM 0990083 ANCHOR VIEW ESTATES 1999 REPLAT LOT 21-A BLK 1	214,700.00	3,315.20	MEYERS LEONE R	PO BOX 141	ANCHOR POINT, AK 99556	
16545054	T 4S R 15W SEC 27 SEWARD MERIDIAN HM 2007130 ANCHOR VIEW ESTATES NO 2 LOT 16-A BLOCK 1	38,800.00	3,315.20	JACOBSON TODD C	3001 BETTLES BAY LOOP	ANCHORAGE, AK 99515	
16545055	T 4S R 15W SEC 27 SEWARD MERIDIAN HM 2007130 ANCHOR VIEW ESTATES NO 2 LOT 17-A BLOCK 1	181,700.00	3,315.20	TRIMBLE EMMITT & MARY JOINT REVOCABLE TRUST	PO BOX 193	ANCHOR POINT, AK 99556	
16545056	T 4S R 15W SEC 27 SEWARD MERIDIAN HM 2007137 ANCHOR VIEW ESTATES NO 3 LOT 23-A BLOCK 1	476,400.00	3,315.20	MICKE GERALD R & DIXIE LEE	PO BOX 11026	TERRA BELLA, CA 93270	
16545057	T 4S R 15W SEC 27 SEWARD MERIDIAN HM 2007137 ANCHOR VIEW ESTATES NO 3 LOT 22-A BLOCK 1	71,200.00	3,315.20	MONROE THOMAS E & JANIS M	PO BOX 220530	ANCHORAGE, AK 99522	
16558001	T 4S R 15W SEC 27 SEWARD MERIDIAN HM 0760057 ANCHOR VIEW ESTATES SUB LOT 8 BLK 1	320,200.00	3,315.20	TAVERA RONALD G & MARYLOU REVOCABLE TRUST	PO BOX 618	ANCHOR POINT, AK 99556	
16558002	T 4S R 15W SEC 27 SEWARD MERIDIAN HM 0760057 ANCHOR VIEW ESTATES SUB LOT 7 BLK 1	148,200.00	3,315.20	TAVERA RONALD G & MARYLOU REVOCABLE TRUST	PO BOX 618	ANCHOR POINT, AK 99556	
16558003	T 4S R 15W SEC 27 SEWARD MERIDIAN HM 0760057 ANCHOR VIEW ESTATES SUB LOT 6 BLK 1	173,100.00	3,315.20	MORRIS GARY LEO & NELLIE RUTH	PO BOX 556	ANCHOR POINT, AK 99556	
16558004	T 4S R 15W SEC 27 SEWARD MERIDIAN HM 0760057 ANCHOR VIEW ESTATES SUB LOT 5 BLK 1	40,500.00	3,315.20	HULSE MAX G & MARY ESTHER	8344 MARY ESTHER DR	EAGLE RIVER, AK 99577	
16558005	T 4S R 15W SEC 27 SEWARD MERIDIAN HM 0760057 ANCHOR VIEW ESTATES SUB LOT 4 BLK 1	120,500.00	3,315.20	FRENCH DUANE J & PHYLLIS H REVOCABLE TRUST	2129 19TH ST NW	ROCHESTER, MN 55901	

PARCEL ID	LEGAL	2012 TOTAL ASSESSED VALUE	ESTIMATED ASSESSMENT	OWNER	ADDRESS	CITYSTATEZIP	DELINQ? Y=YES (4)
16558006	T 4S R 15W SEC 33 & 34 SEWARD MERIDIAN HM 0760057 ANCHOR VIEW ESTATES SUB LOT 3 BLOCK 1	392,400.00	3,315.20	FERRELL JOHN G	PO BOX 324	ANCHOR POINT, AK 99556	
16558007	T 4S R 15W SEC 27 SEWARD MERIDIAN HM 0760057 ANCHOR VIEW ESTATES SUB LOT 2 BLK 1	38,600.00	3,315.20	SPRINGER GEORGE W	PO BOX 606	ANCHOR POINT, AK 99556	
16558008	T 4S R 15W SEC 27 SEWARD MERIDIAN HM 0760057 ANCHOR VIEW ESTATES SUB LOT 1 BLK 1	188,300.00	3,315.20	PETERSON DOUGLAS E	PO BOX 750	ANCHOR POINT, AK 99556	
16558011	T 4S R 15W SEC 33 SEWARD MERIDIAN HM 0780127 LAIDA SPIT TRACTS SUB TRACT B	143,300.00	3,315.20	DOWNES TRUST	11550 E CAMINO AURELIA	VAIL, AZ 85641	
16558012	T 4S R 15W SEC 27 SEWARD MERIDIAN HM 0760057 ANCHOR VIEW ESTATES SUB LOT 2 BLK 2	35,500.00	3,315.20	RABURN LARRY A & SUE L	1910 REBEL RIDGE DR	ANCHORAGE, AK 99504	
16558013	T 4S R 15W SEC 33 SEWARD MERIDIAN HM 0760057 ANCHOR VIEW ESTATES SUB LOT 3 BLK 2	116,500.00	3,315.20	RABURN LARRY A & SUE L	1910 REBEL RIDGE DR	ANCHORAGE, AK 99504	
16558014	T 4S R 15W SEC 33 SEWARD MERIDIAN HM 0760057 ANCHOR VIEW ESTATES SUB LOT 4 BLK 2	63,700.00	3,315.20	MORRIS GARY L DENNIS L MORRIS GREGORY D MORRIS ROGER D MORRIS	PO BOX 556 6140 COUNTRY LANE CIR 2781 HAMILTON MASON RD 5993 FIRESTONE DR	ANCHOR POINT, AK 99556 ANCHORAGE AK 99504-3800 HAMILTON OH 45011-5370 EUGENE OR 97402-7544	
16558015	T 4S R 15W SEC 27 SEWARD MERIDIAN HM 0760057 ANCHOR VIEW ESTATES SUB LOT 5 BLK 2	145,600.00	3,315.20	TAVERA RONALD G & MARYLOU REVOCABLE TRUST	PO BOX 618	ANCHOR POINT, AK 99556	
16558016	T 4S R 15W SEC 33 SEWARD MERIDIAN HM 0830129 LAIDA SPIT TRACT TOO SUB LOT C-1	63,600.00	3,315.20	STEVENS JOHN W & LINDA M	PO BOX 330	ANCHOR POINT, AK 99556	
16558017	T 4S R 15W SEC 33 SEWARD MERIDIAN HM 0830129 LAIDA SPIT TRACTS TOO SUB LOT C-2	149,500.00	3,315.20	JAYNES VICKY J & HOLT MARCIA	2691 NATALIE AVE	NORTH POLE, AK 99705	
16558018	T 4S R 15W SEC 33 SEWARD MERIDIAN HM 0980085 LAIDA SPIT TRACT A REPLAT TRACT A1	36,000.00	3,315.20	JENKINS VINCENT NEIL	1051 E NORTHSTAR CIR	WASILLA, AK 99654	
16558020	T 4S R 15W SEC 33 SEWARD MERIDIAN HM 2003010 LAIDA SPIT VISTA REPLAT LOT 1	265,800.00	3,315.20	BLAINE RUSSELL A & VICKI L	PO BOX 316	ANCHOR POINT, AK 99556	
16558021	T 4S R 15W SEC 33 SEWARD MERIDIAN HM 2003010 LAIDA SPIT VISTA REPLAT LOT 2	88,700.00	3,315.20	WERTZ CHRISTOPHER	PO BOX 283	ANCHOR POINT, AK 99556	
16558022	T 4S R 15W SEC 33 SEWARD MERIDIAN HM 2003010 LAIDA SPIT VISTA REPLAT LOT 3	61,400.00	3,315.20	BLAINE RUSSELL A & VICKI L	PO BOX 316	ANCHOR POINT, AK 99556	
16558024	T 4S R 15W SEC 33 SEWARD MERIDIAN HM 2003010 LAIDA SPIT VISTA REPLAT LOT 5	40,100.00	3,315.20	BLAINE RUSSELL A & VICKI L	PO BOX 316	ANCHOR POINT, AK 99556	
49	#Parcels	5,982,500.00	162,444.80				4

Parcel identified below is excluded from the district as this parcel cannot reasonably benefit from the proposed improvement because the physical characteristics of the property make it unreasonable to develop or improve as the lot is narrow and the topography is primarily a gully, additionally the lot is reserved for ingress and egress and cannot be improved with permanent structures per the plat restrictions, per Plat Survey, HRD 2003-10.

16558023	T 4S R 15W SEC 33 SEWARD MERIDIAN HM 2003010 LAIDA SPIT VISTA REPLAT LOT 4	0.00	0.00	BLAINE RUSSELL A & VICKI L	PO BOX 316	ANCHOR POINT, AK 99556	
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## **KENAI PENINSULA BOROUGH**

144 North Binkley Street • Soldotna, Alaska 99669-7520

Toll-free within the Borough: 1-800-478-4441

**PHONE:** (907) 262-4441 • **FAX:** (907) 262-1892

[www.borough.kenai.ak.us](http://www.borough.kenai.ak.us)

**MIKE NAVARRE**  
**BOROUGH MAYOR**

**TO:** Gary Knopp, Assembly President  
Members of the Kenai Peninsula Borough Assembly

**THRU:** Mike Navarre  
Kenai Peninsula Borough Mayor

**FROM:** Craig Chapman, Finance Director *C Chapman*

**DATE:** July 23, 2012

**SUBJECT:** Anchor View Estates Utility Special Assessment District ("USAD") Financing

The Borough plans to provide the funds necessary to finance the Anchor View Estates USAD from internal sources. KPB 5.10.040 allows the investment of borough monies in special assessment districts that are authorized under KPB 5.35. The total of such investments is limited to not more than \$2,000,000 at the end of any fiscal year. As of May 31, 2012, the borough has \$1,176,254 invested in special assessment districts. If approved, the \$182,229 projected for the Anchor View Estates USAD will increase the total special assessment district investment to approximately \$1,358,483.

The owners of property located within the RIAD will be required to make principal and interest payments each year for a ten-year period to retire the indebtedness to the borough. The rate of interest will be equal to the prime rate (currently 3.25%) plus 2% or 5.25%. Property owners can avoid or reduce the interest charge by making accelerated payments on the principal. Penalties will not be imposed for accelerated payments. The assessment constitutes a lien on each parcel within the district.