AN ORDINANCE CREATING SPECIAL ASSESSMENT DISTRICT 08-55 FOR THE
RECONSTRUCTION OF CLIFFSIDE DRIVE AND EASTRIDGE DRIVE, AND
DETERMINING TO PROCEED WITH PROPOSED IMPROVEMENTS THEREIN.

WHEREAS, benefiting property owners requested that a petition be circulated for creation of a Special Assessment District to reconstruct Cliffside Drive and Eastridge Drive, as shown on the attached map; and

WHEREAS, this aforementioned petition has been signed and approved by owners of properties which will bear more than fifty percent (50%) of the estimated assessable cost of the improvements; and

WHEREAS, the aforementioned public improvements are necessary and of benefit to the following described properties which are also shown on the attached map:

Lots 1A, 1B, 2A, and 2B of Eastridge Subdivision, Addition # 1

WHEREAS, the property-owner-approved estimate for the project is $2,900,000, of which ten percent (10%) or $290,000 is the estimated assessable amount as prescribed in AMC 19.40.100B; and

WHEREAS, project design has been funded with existing bonds, and construction funding is planned in future Anchorage Roads and Drainage Service Area bond propositions; now therefore

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. Special Assessment District 08-55, comprised of Lots 1A, 1B, 2A, and 2B of Eastridge Subdivision, Addition # 1, is hereby established.

Section 2. The Municipality shall proceed with the described improvements.

Section 3. The Municipality shall include funding for this project in future capital improvement programs and shall pursue the necessary funding.

Section 4. Costs assessed to benefited parcels shall be ten percent (10%) of all project costs after the total project cost has been reduced by any grants.

Section 5. Assessments levied pursuant to this Ordinance shall be allocated equally among property owners as shown in the attached assessment roll. The Assembly finds
the assessments calculated on this basis are proportionate to the benefit received from the improvements.

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

Section 7. The Mayor shall cause this Ordinance to be recorded in the office of the Anchorage District Recorder.

Section 8. This ordinance shall be effective immediately upon its passage and approval.

PASSED AND APPROVED by the Anchorage Municipal Assembly this _____ day of ___________________________, 2008.

______________________________
Chair

ATTEST:

______________________________
Municipal Clerk
FROM: MAYOR

SUBJECT: AN ORDINANCE CREATING SPECIAL ASSESSMENT DISTRICT 08-55 FOR THE RECONSTRUCTION OF CLIFFSIDE DRIVE AND EASTRIDGE DRIVE, AND DETERMINING TO PROCEED WITH PROPOSED IMPROVEMENTS THEREIN.

A petition for reconstruction of Cliffside Drive and Eastridge Drive through the Road Improvement District (RID) program has been approved by property owners representing over 50% of the estimated assessable project cost. The petition was approved with 34 property owners representing 52.31% in favor, 18 property owners representing 27.69% opposed, and 13 property owners representing 20.00% not responding.

The property-owner-approved estimate for the RID improvements is $2,900,000. The estimated assessable share is 10% or $290,000, in accordance with the Reconstruction (90/10) Program established in AMC 19.40.100. Property rights in this RID are owned by the Eastridge Condominium Association. Assessment shares for each condominium were allocated equally at the direction of the Association. Improvements are expected to include street, sidewalk, drainage, and street lighting replacement. The Municipality’s 90% funding share will be paid with local road bonds. Design funding is available and construction funding will be pursued with future Road Bond Propositions.

No municipal property is in this assessment district.

THE ADMINISTRATION SUPPORTS AN ORDINANCE CREATING SPECIAL ASSESSMENT DISTRICT 08-55 FOR THE RECONSTRUCTION OF CLIFFSIDE DRIVE AND EASTRIDGE DRIVE, AND DETERMINING TO PROCEED WITH PROPOSED IMPROVEMENTS THEREIN.

Prepared by: Project Management & Engineering Department
Approved by: Jerry Hansen, Acting Director, PM&E
Concur: James N. Reeves, Municipal Attorney
Concur: Michael K. Abbott, Municipal Manager
Respectfully submitted, Mark Begich, Mayor