

presented w/ Reso 98-35
7/27/98
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WASILLA CITY COUNCIL INFORMATION MEMORANDUM

IM No. 98-76

**SUBJECT: Resolution Serial No. 98-35 Century Park Subdivision
Water/Sewer Special Assessment District*98WS-1**

PREPARED BY: Public Works Department
FOR AGENDA OF: July 27, 1998

DATE: 07/20/98

SUMMARY:

In summer of 1997, public works improved the water and sewer infrastructure in Century Park Subdivision in the form of sewer sub-outs and water key-boxes to undeveloped properties. This action was taken ahead of paving for two reasons:

- 1) Installation of mainline utility hookup prior to paving would eliminate the need to cut and patch pavement in the future and therefore would protect Special Assessment District paving investment.
- 2) Future installations would be less costly for the property owner as the on-site assessment for hook-ups would be less than individual construction costs.

This Special Assessment District will allow property owners to amortize, over ten years, individual off-site assessments associated with change of service from Matanuska Utility Company to City water, and on-site assessments for sewer and water hook-ups to undeveloped properties. With the formation of this Special Assessment District, the City will have a lien on all properties until the assessments are paid. This particular District will have no interest charged during the repayment time period.

If the District is protested by 51% of the property owners, the secondary option is to calculate a monthly surcharge over metered City water and sewer rates. The surcharge will be established by council through a non-code ordinance. Once the assessment equivalent is paid in full, the property will have standard utility rates.

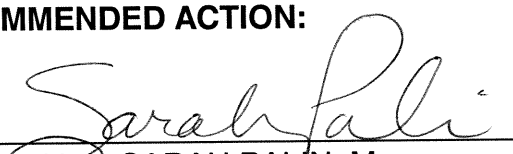
Without the District, properties which have no active utility service will begin the surcharge scheduled at the time service is initiated.

The Matanuska Utility Company (MUC) which provides water to 22 of 64 properties in the subdivision will soon be purchased by the City of Wasilla. All existing MUC service will be switched to City water. This sale is under review by the Alaska Public Utilities Commission and is expected to be resolved prior to September 1, 1998.

*Special Assessment Districts have been referred to as "LIDs" in previous documents.

FISCAL IMPACT: __No __Yes, amount requested: Fund:

RECOMMENDED ACTION:



Reviewed by: SARAH PALIN, Mayor

Attachments:

**CENTURY PARK WATER UPGRADE PROJECT
PROPOSED ASSESSMENT ROLL FOR DISTRICT #98W1**

MSB CODE				OFFSITE	ONSITE ASSESSMENTS				TOTAL ASSESSMENT	
	CENTURY PARK SUBDI	LOT	MODIFIED	WATER	CURB STOP	METER SIZE	METER AT COST	SEWER STUB		
				ASSESSMENT						0.05361746
1261B01L001	1	1	22,718	22708	\$1,217.55	\$1,630.00			\$2,847.55	
1261B01L002	2	1	21,469	18769	\$1,006.35	\$1,630.00			\$2,636.35	
1261B01L003	3	1	20,971	14250	\$764.05	\$1,630.00			\$2,394.05	
1261B01L004	4	1	20,900	14250	\$764.05		3/4"	\$67.18	\$831.23	
1261B01L005	5	1	22,000	15000	\$804.26		3/4"	\$67.18	\$871.44	
1261B01L006	6	1	21,875	15000	\$804.26	\$1,630.00			\$2,434.26	
1261B01L007	7	1	21,002	15000	\$804.26	\$1,630.00			\$2,434.26	
1261B01L008	8	1	21,949	16500	\$884.69	\$1,630.00			\$2,514.69	
1261B01L009	9	1	29,469	14438	\$774.13	\$1,630.00			\$2,404.13	
1261B01L010	10	1	26,808	15730	\$843.40	\$1,630.00			\$2,473.40	
1261B01L011	11	1	21,239	15326	\$821.74	\$1,630.00			\$2,451.74	
1261B01L012	12	1	28,859	21129	\$1,132.88	\$1,630.00			\$2,762.88	
1261B01L013	13	1	29,648	21114	\$1,132.08		1"	\$102.92	\$1,235.00	
1261B01L014	14	1	21,035	14999	\$804.21		3/4"	\$67.18	\$871.39	
1261B01L015	15	1	24,190	17250	\$924.90		3/4"	\$67.18	\$992.08	
1261B01L016	16	1	24,566	17517	\$939.22	\$1,580.00			\$2,519.22	
1261B01L017	17	1	20,604	14961	\$802.17	\$1,580.00			\$2,382.17	
1261B01L018	18	1	20,727	14559	\$780.62		3/4"	\$67.18	\$847.80	
1261B01L019	19	1	25,656	16908	\$906.56		.		\$906.56	
1261B01L020	20	1	21,604	20027	\$1,073.80		3/4"	\$67.18	\$1,140.98	
1261B01L021	21	1	31,978	13016	\$697.88		**		\$697.88	
1261B01L022	22	1	22,863	15702	\$841.90	\$1,580.00			\$2,421.90	
1261B01L023	23	1	20,443	15826	\$848.55	\$1,580.00			\$2,428.55	
1261B01L024	24	1	22,914	14999	\$804.21		3/4"	\$67.18	\$871.39	
1261B01L025	25	1	23,779	23803	\$1,276.26		3/4"	\$67.18	\$1,343.44	
1261B01L026	26	1	26,606	17404	\$933.16	\$1,580.00			\$2,513.16	
1261B01L027	27	1	23,764	15000	\$804.26	\$1,580.00			\$2,384.26	
1261B01L028	28	1	22,865	14689	\$787.59	\$1,580.00			\$2,367.59	
1261B01L029	29	1	20,211	15526	\$832.46		3/4"	\$67.18	\$899.64	
									\$0.00	
1261B02L001	1	2	22,200	15827	\$848.60	\$1,720.00		\$2,144.00	\$4,712.60	
1261B02L002	2	2	22,260	15742	\$844.05	\$1,720.00			\$2,564.05	
1261B02L003	3	2	22,100	14993	\$803.89		3/4"	\$67.18	\$871.07	
1261B02L004	4	2	22,100	14993	\$803.89		.		\$803.89	
1261B02L004	5	2	22,200	16492	\$884.26		**		\$884.26	
1261B02L004	6	2	22,400	14993	\$803.89	\$1,720.00		\$2,144.00	\$4,667.89	
1261B02L007	7	2	23,200	14992	\$803.83	\$1,720.00			\$2,523.83	
1261B02L008	8	2	22,888	15278	\$819.17	\$1,720.00		\$2,144.00	\$4,683.17	
1261B02L009	9	2	23,666	19554	\$1,048.44	\$1,720.00		\$2,144.00	\$4,912.44	
									\$0.00	
1261B03L001	1	3	28,522	19507	\$1,045.92	\$1,580.00		\$2,144.00	\$4,769.92	
1261B03L002	2	3	24,200	16500	\$884.69	\$1,580.00		\$2,144.00	\$4,608.69	
1261B03L003	3	3	24,200	16500	\$884.69		3/4"	\$67.18	\$951.87	
1261B03L004	4	3	24,200	16500	\$884.69		3/4"	\$67.18	\$951.87	
1261B03L005	5	3	22,000	16500	\$884.69	\$1,580.00			\$2,464.69	
1261B03L006	6	3	22,000	16500	\$884.69		3/4"	\$67.18	\$951.87	
1261B03L007	7	3	22,000	15000	\$804.26		3/4"	\$67.18	\$871.44	
1261B03L008	8	3	22,000	15000	\$804.26		.		\$804.26	
1261B03L009	9	3	22,000	14997	\$804.10	\$1,580.00			\$2,384.10	
1261B03L010	10	3	22,688	15232	\$816.70	\$1,580.00		\$2,144.00	\$4,540.70	
1261B03L011	11	3	30,770	16557	\$887.74		.	\$2,144.00	\$3,031.74	
1261B03L012	12	3	23,227	15621	\$837.56		3/4"	\$67.18	\$904.74	
1261B03L013	13	3	23,205	14593	\$782.44		3/4"	\$67.18	\$849.62	
1261B03L014	14	3	22,384	14143	\$758.31		3/4"	\$67.18	\$825.49	
1261B03L015	15	3	20,058	14487	\$776.76		3/4"	\$67.18	\$843.94	
1261B03L016	16	3	20,000	14999	\$804.21		3/4"	\$67.18	\$871.39	
1261B03L017	17A	3	40,510	29239	\$1,567.72		3/4"	\$67.18	\$1,634.90	
1261B03L019	19	3	21,176	12860	\$689.52	\$1,580.00		\$2,144.00	\$4,413.52	
1261B03L020	20	3	24,512	23571	\$1,263.82	\$1,580.00		\$2,144.00	\$4,987.82	
1261B03L021	21	3	28,091	13336	\$715.04		1"	\$102.92	\$817.96	
1261B03L022	22	3	30,508	17752	\$951.82	\$1,580.00			\$2,531.82	
1261B03L023	23	3	53,271	20939	\$1,122.70	\$1,720.00			\$2,842.70	
1261B03L024	24	3	20,914	16903	\$906.30	\$1,720.00		\$2,144.00	\$4,770.30	
1261B03L025	25	3	20,150	15160	\$812.84	\$1,720.00		\$2,144.00	\$4,676.84	
1261B03L026	26	3	22,132	16265	\$872.09	\$1,720.00		\$2,144.00	\$4,736.09	
			1,520,444	1,042,925	\$55,918.99	\$57,200.00		\$1,549.44	\$27,872.00	\$142,540.43
TOTAL LOTS	64									
TOTAL ASSESSMENTS										
					LEGEND	* = STUBOUT INSTALLED, NO STRUCTURE				
						**=STRUCTURE ALREADY METERED				
										Prepared by Finance Department 3/16/98