

Prepared by: Finance
 Public Hearing: February 22, 1999
PALMER RECORDING DISTRICT Adopted: February 22, 1999
 Vote: Unanimous

**CITY OF WASILLA
 RESOLUTION SERIAL NO. 99-04**

A RESOLUTION OF THE CITY OF WASILLA, ALASKA CREATING PAVING SPECIAL ASSESSMENT DISTRICT NO. 99P1 THAT INCLUDES PROPERTIES IN THE TALLERICO, WASILLA SOUTHWEST, AND HODGERT CORNER SUBDIVISIONS; APPROVING THE IMPROVEMENT PLAN FOR THE DISTRICT, AUTHORIZING THE CITY TO PROCEED WITH THE IMPROVEMENT, AND ESTABLISHING A METHOD OF PAYMENT AMONG THE PROPERTIES WITHIN THE DISTRICT FOR THE COSTS OF THE IMPROVEMENT.

WHEREAS; pursuant to the authority of WMC 2.60.010 and AS 29.46 the city council may initiate special assessment districts; and

WHEREAS, the city council has held a hearing on the necessity of the local improvement proposed for the Tallerico, Wasilla Southwest and Hodgert Corner Subdivisions Paving Special Assessment District No. 99P1; and

WHEREAS; property owners who have submitted written objections (protests) represent less than 50 percent of the assessable costs of the proposed improvement in the Tallerico, Wasilla Southwest and Hodgert Corner Subdivisions, Paving Special Assessment District No. 99P1.

NOW THEREFORE BE IT RESOLVED by the Wasilla City Council that:

- (1) The Tallerico, Wasilla Southwest and Hodgert Corner Subdivisions Paving Special Assessment District No. 99P1, is hereby created to provide for the reconditioning and paving of streets and related improvements. All benefited properties within the district are shown on exhibit "A," located in Township 17 North, Range 1 West, Section 17, Seward Meridian as described below:
 - Lots 1-2, Block 1; Lots 1-4, Block 2; Lot 1, Block 3; Lots 1-9A and Lots 11-18, Block 4; Lots 3-4, Block 5; Tracts C, E, F, and G, all within Tallerico Subdivision; and
 - Lots 1-4 Wasilla Southwest Subdivision; and
 - Lots 1-9 Hodgert Corner Subdivision.
- (2) The improvement consists of reconditioning and paving the streets and constructing related improvements within the special assessment district and acquisition of property necessary for the completion of improvements.

- (3) The council finds that:
- (a) Mailed and published notice of the hearing on the necessity of the proposed improvement was provided as required by WMC 2.60.140, and the public hearing required by WMC 2.60.070(B) has been held.
 - (b) The property owners who have protested the improvements consist of owners of property, which will bear less than 50 percent of the estimated assessable cost of the improvement.
 - (c) The improvement will improve traffic flow and safety and will reduce dust and street maintenance costs.
 - (d) The value of the property within the district will be increased as a result of the improvement.
 - (e) The parcels within the district will be benefited by such local improvement.
 - (f) The council should proceed with the improvement; and
 - (g) The estimated project cost and expense of the improvements in each area are:
 - **\$724,000** (estimated project cost)
 - **\$5,610** (estimated assessment per lot)
- (4) One-third of the project cost and expense in each area set out in section (1) are assessed upon all of the said property so benefited on a per lot basis per WMC 2.60.060(A)(3).
- (5) Assessments may be paid in 10 annual installments, plus interest on the unpaid balance at a rate equal to the rate charged by the city's lender on the bonds issued by the city to finance the assessed costs plus 1 percent for reserves. A penalty of 8 percent shall be added to any assessment installment not paid before the date of delinquency. An additional penalty of 8 percent shall be added on each anniversary of the date of delinquency that said assessment installment remains unpaid. Both the delinquent assessment installment and penalty shall draw interest at a rate equal to 3 percent plus the assessment installment rate until paid.
- (6) The city council determines to proceed with the improvement above authorized and described when funds become available, and the finance director is directed to keep an account of all expenses of the improvements so that property assessments may be levied and collected. Funds to pay for all expenses of the improvements may be appropriated and expended from funds available for permanent or temporary appropriation from the city of Wasilla general fund. Funds appropriated from funds or accounts not

intended or set aside for this improvement shall be reimbursed from the proceeds of bonds issued for construction of the improvement. When the project is complete and all costs are known an assessment roll showing the amount to be assessed against each parcel of property benefited by improvements shall be prepared as provided in WMC 2.60.070(B)(4).

- (7) The administration is instructed to initiate all actions necessary to obtain engineering services, interim financing, long term financing and any required ordinances prior to constructing this project.

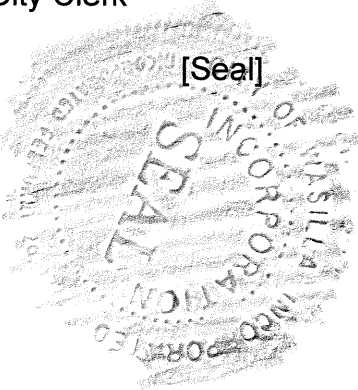
ADOPTED by the Wasilla City Council on February 22, 1999.

I certify that a resolution in substantially the above form was passed by a majority of those voting at a duly called and conducted meeting of the governing body of the City of Wasilla this 22nd day of February 1999.

Sarah Palin
SARAH PALIN, Mayor

ATTEST:

Kristie L. VanGorder
KRISTIE L. VANGORDER, CMC/AAE
City Clerk



Return To:
City of Wasilla
290 E. Herning Avenue
Wasilla, AK 99654

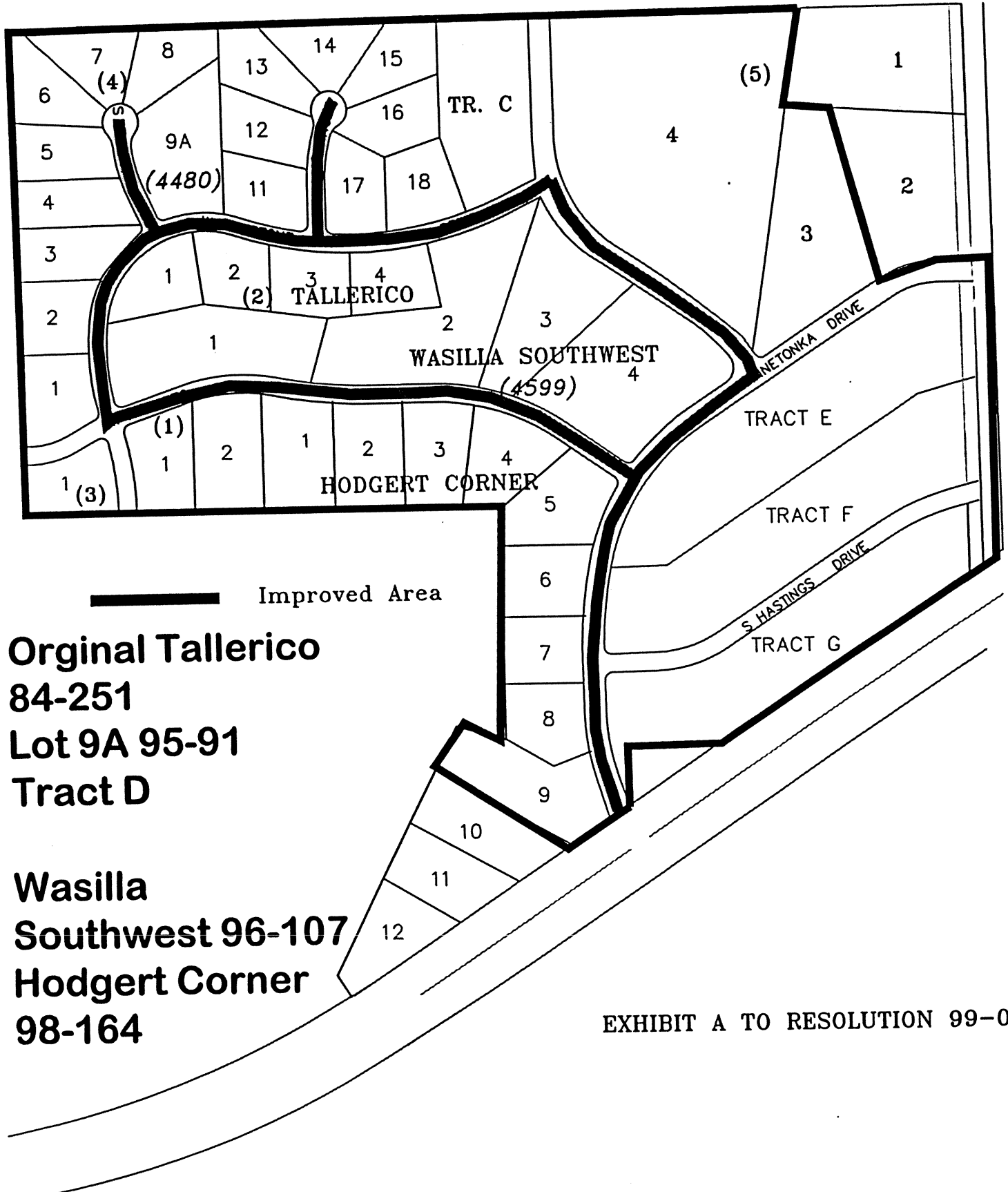
PRELIMINARY ASSESSMENT ROLL

ATTACHMENT "A" TO WR99-04				
SUBDIVISION			OWNER	TOTAL (EST) ASSESSMENT
TALLERICO			PLAT #84-251	
	BLK	LOT		
2858B01L001	1	1	Preferred Custom Homes	\$ 5,610.00
2858B01L002	1	2	Parker, Al K.	\$ 5,610.00
2858B01L003	2	1	Poet, Jeffrey W., Polk, Della Gene	\$ 5,610.00
2858B02L002	2	2	Nettels, Christopher B.	\$ 5,610.00
2858B02L003	2	3	Hamacher, Gary A.	\$ 5,610.00
2858B02L004	2	4	Pascal, Julia Dashiell, Schenkerberg, Marilyn	\$ 5,610.00
2858B03L001	3	1	Alaska Group Inc	\$ 5,610.00
2858B04L001	4	1	Olson, Lee E. & Randi B.	\$ 5,610.00
2858B04L002	4	2	McVeigh, Leslie D.	\$ 5,610.00
2858B04L003	4	3	Lund, Christopher F. & K. H.	\$ 5,610.00
2858B04L004	4	4	Sande, Robert E. & Dawn M.	\$ 5,610.00
2858B04L005	4	5	Hill, Dennis E.	\$ 5,610.00
2858B04L006	4	6	Schave, James H. & Geraldine V.	\$ 5,610.00
2858B04L007	4	7	Moore, Donald L. & Barbara A.	\$ 5,610.00
2858B04L008	4	8	Minium, Carroll N. & Karen L.	\$ 5,610.00
2858B04L011	4	11	Baird, Steven & Julie	\$ 5,610.00
2858B04L012	4	12	Ost, Sandra D.	\$ 5,610.00
2858B04L013	4	13	Irion, Wayne R. & Georgia K.	\$ 5,610.00
2858B04L014	4	14	Cain, John L. & Trudy M.	\$ 5,610.00
2858B04L015	4	15	Cain, John L. & Trudy M.	\$ 5,610.00
2858B04L016	4	16	Check, Patricia	\$ 5,610.00
2858B04L017	4	17	Kenworthy, Jeffrey N.	\$ 5,610.00
2858B04L018	4	18	Moen, John F. & Tam	\$ 5,610.00
2858000T00C		C	Blackburn, Richard A.	\$ 5,610.00
2858000T00E		E	Stephan, Lucille	\$ 5,610.00
2858000T00F		F	Stephan, Lucille	\$ 5,610.00
285800T000G		G	Owens, Kim L.	\$ 5,610.00
REPLAT L 9& 10 BLK 4 PLAT #95-91				
4480B04L009A	4	9A	Sliwa, Gary J. & Kathy J.	\$ 5,610.00
REPLAT OF TRACT D PLAT #93-147				

4227B05L003	5	3	Sayen, Theo John	\$	5,610.00
4227B05L004	5	4	Stephan, Lucille	\$	5,610.00
WASILLA SOUTHWEST			PLAT #96-107 (REPLAT OF TRACT "B")		
4599000L001		1	Pendergrass, Burt A.	\$	5,610.00
4599000L002		2	Randall, Michael G.	\$	5,610.00
4599000L003		3	McKenzie, Patrick L. & Trudy	\$	5,610.00
4599000L004		4	Johnson, Perry B. & Edna M.	\$	5,610.00
HODGERT CORNER			Plat #98-164 (REPLAT OF TRACT "A")		
4822000L001		1	Security Devices of Hawaii	\$	5,610.00
4822000L002		2	Security Devices of Hawaii	\$	5,610.00
4822000L003		3	Security Devices of Hawaii	\$	5,610.00
4822000L004		4	Security Devices of Hawaii	\$	5,610.00
4822000L005		5	Security Devices of Hawaii	\$	5,610.00
4822000L006		6	Security Devices of Hawaii	\$	5,610.00
4822000L007		7	Security Devices of Hawaii	\$	5,610.00
4822000L008		8	Security Devices of Hawaii	\$	5,610.00
4822000L009		9	Security Devices of Hawaii	\$	5,610.00
TOTAL LOTS				\$	241,230.00

PROPOSED PAVING DISTRICT FOR

TALLERICO, WASILLA SOUTHWEST & HODGERT CORNER SUBDIVISIONS



Improved Area

Original Tallerico
84-251
Lot 9A 95-91
Tract D

Wasilla
Southwest 96-107
Hodgert Corner
98-164