

Requested by: Finance Director
Prepared by: Public Works
Meeting date: January 27, 2003
Public Hearing: January 27, 2003
Adopted: January 27, 2003
Vote: Unanimous; Lowe absent

**PALMER RECORDING DISTRICT
STATE OF ALASKA**

**CITY OF WASILLA
RESOLUTION SERIAL NO. 03-03**

A RESOLUTION OF THE WASILLA CITY COUNCIL CONFIRMING THE SPECIAL ASSESSMENT ROLL FOR THE PROSPECTOR HILLS AND WASILLA VILLA CONDOS SUBDIVISION PAVING ASSESSMENT DISTRICT NO. 00P1 AND PROVIDING FOR THE LEVY AND PAYMENT OF THE ASSESSMENT.

WHEREAS, the City Council, adopted Resolution Serial No. 00-25, establishing the Prospector Hills and Wasilla Villa Condos Subdivision Paving Assessment District No. 00P1 ("PAD") in the City of Wasilla, Alaska (the "City"); and

WHEREAS, the improvements for the PAD have been completed and the cost computed; and

WHEREAS, the special assessment roll has been prepared, and the total cost of the improvement spread equally among all the properties within the PAD as shown on the attached assessment roll marked Exhibit A; and

WHEREAS, notice of hearing on the special assessment roll was published on December 31, 2002, and January 7, 14, and 21, 2003 in accordance with the Wasilla Municipal Code; and

WHEREAS, thirty (30) or more days prior to the hearing on the roll, written notice of the assessment and hearing was mailed to each property owner of record on the assessment roll; and

WHEREAS, the Council held a hearing on the assessment roll on January 27, 2003, at which time all persons present who objected were given an opportunity to be heard and all oral and written objections to the assessment roll were considered.



NOW THEREFORE BE IT RESOLVED BY THE WASILLA CITY COUNCIL:

1. That the special assessment on each property within the Prospector Hills and Wasilla Villa Condos Subdivision Paving Assessment District No. 00P1 ("PAD") as shown on the attached assessment roll marked Exhibit A and the assessment roll are hereby confirmed by the Wasilla City Council and the assessment amounts shown on the assessment roll are hereby levied against each property within the PAD.

2. That by virtue of the confirmation of the assessment roll, the assessments as set forth therein are divided against the properties in the PAD, are declared to be payable and are a first lien prior and paramount to all liens except liens for real property taxes and previously levied special assessments and may be enforced as provided in AS 29.46.080(c) and Wasilla Municipal Code 5.20.200.

3. That the amounts assessed against each property shown on the assessment roll shall be paid as follows:

A. The assessment may be paid in full or in part on or before March 31, 2003, without penalty or interest.

B. If the assessment is not paid in full as provided in 3.A the assessment may be paid in 10 equal yearly installments, plus interest, the first installment is due and payable on or before February 1, 2004, with interest due from February 1, 2003. Each payment thereafter shall be due and payable on or before February 1st of each year with interest due from the last scheduled payment date until paid in full.

C. Unpaid installment payments will bear interest as a rate of interest payable on the bonds issued to finance the improvements plus one percent, payable on the balance of all unpaid installments.

D. Payments not made when due and payable under 3.B are delinquent on the day following the due date.

E. Upon the delinquency of an assessment installment there shall be due and payable in addition to the delinquent installment a penalty equal to eight percent of the delinquent installment, and the interest rate on the delinquent installment shall increase by three percentage points above the rate determined under 3.C. Notice of the delinquency shall be mailed to the owner of record. The notice shall describe the



delinquency and state that the balance of the assessment, plus penalty and accrued interest, will be due and payable if the delinquent installment, plus penalty and accrued interest, is not paid within 60 days after the date of the notice. If the delinquent installment, plus penalty and accrued interest, is not paid within 60 days after the date of the notice of delinquency, the entire principal balance of the assessment, plus a penalty equal to eight percent of the principal balance and accrued interest at a rate of three percentage points above the rate determined under 3.C shall be due and payable.

ADOPTED by the Wasilla City Council on January 27, 2003.

Dianne M. Keller
DIANNE M. KELLER, Mayor

ATTEST:

Kristie L. Smithers

KRISTIE L. SMITHERS, CMC
City Clerk

[SEAL]



EXHIBIT A

PROSPECTOR HILLS AND WASILLA VILLA CONDOS SUBDIVISIONS

STREET LOCAL IMPROVEMENT DISTRICT

Project Cost: \$353,068.80

Assessment Calculation

	Total Amount	Property Owner Share	City Share
<u>Prospector Hills Subdivision</u>			
Lot 1 Block 1	12,609.60	4,203.20	8,406.40
Lot 2 Block 1	12,609.60	4,203.20	8,406.40
Lot 3 Block 1	12,609.60	4,203.20	8,406.40
Lot 4 Block 1	12,609.60	4,203.20	8,406.40
Lot 5 Block 1	12,609.60	4,203.20	8,406.40
Lot 6 Block 1	12,609.60	4,203.20	8,406.40
Lot 7 Block 1	12,609.60	4,203.20	8,406.40
Lot 8 Block 1	12,609.60	4,203.20	8,406.40
Lot 9 Block 1	12,609.60	4,203.20	8,406.40
Lot 10 Block 1	12,609.60	4,203.20	8,406.40
Lot 11 Block 1	12,609.60	4,203.20	8,406.40
Lot 12 Block 1	12,609.60	4,203.20	8,406.40
Lot 13 Block 1	12,609.60	4,203.20	8,406.40
Lot 1 Block 2	12,609.60	4,203.20	8,406.40
Lot 2 Block 2	12,609.60	4,203.20	8,406.40
Lot 3 Block 2	12,609.60	4,203.20	8,406.40
Lot 4 Block 2	12,609.60	4,203.20	8,406.40
Lot 7 Block 2	12,609.60	4,203.20	8,406.40
Lot 8 Block 2	12,609.60	4,203.20	8,406.40
Lot 9 Block 2	12,609.60	4,203.20	8,406.40
Lot 10 Block 2	12,609.60	4,203.20	8,406.40
Lot 11 Block 2	12,609.60	4,203.20	8,406.40
Lot 12 Block 2	12,609.60	4,203.20	8,406.40
Lot 13 Block 2	12,609.60	4,203.20	8,406.40
Lot 14 Block 2	12,609.60	4,203.20	8,406.40
Lot 15 Block 2	12,609.60	4,203.20	8,406.40
Lot 16 Block 2	12,609.60	4,203.20	8,406.40
Wasilla Villa Condos	12,609.60	4,203.20	8,406.40

