

Non-Code Ordinance

By: Public Works

Introduced: August 27, 2012

Public Hearing: September 10, 2012

Adopted: September 10, 2012

Vote: Harris, Holler, Katkus, Sullivan-Leonard, Wall, and Woodruff in favor

**CITY OF WASILLA  
ORDINANCE SERIAL NO. 12-28**

**AN ORDINANCE OF THE WASILLA CITY COUNCIL AMENDING THE FY2013 BUDGET BY APPROPRIATING AN AMOUNT NOT TO EXCEED \$100,000 AND CREATING THE HERMON ROAD SEWER CONNECTION SPECIAL ASSESSMENT DISTRICT; APPROVING THE IMPROVEMENT PLAN FOR THE DISTRICT, AUTHORIZING THE CITY TO PROCEED WITH THE IMPROVEMENT, AND ESTABLISHING A METHOD OF ASSESSMENT FOR THE BENEFITED PROPERTY, LOT 1 AND TRACT E, CREEKSIDE TOWN SQUARE.**

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Section 1. Classification. This is a non-code ordinance.

Section 2. Purpose. To establish a special assessment district for one benefited property for a sewer connection, approving the plan for the sewer connection, authorizing the City to proceed with the sewer connection, and appropriating funding for the sewer connection.

WHEREAS, pursuant to the authority of WMC 5.20.010 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 Lot 1 and Tract E, Creekside Town Square; and

WHEREAS, 100 percent of the sewer connection cost would be assessed against the one benefited property; and

WHEREAS, pursuant to the authority of WMC 5.14.050 (11) the city may invest up to \$250,000 in Special Assessments at the end of any fiscal year, as authorized under WMC 5.20.

NOW THEREFORE BE IT RESOLVED that the Wasilla City Council:

- 1) Hermon Road Sewer Connection Special Assessment District is hereby created to provide City sewer service to one benefited property, Lot 1 and Tract E Creekside Town Square.

- 2) The improvement consists of a sewer main line extension within the Hermon Road right-of-way, a sewer service line, and a septic tank and pump vault connecting the benefited property to the City sewer system with an estimated cost and expense of the improvement between \$50,000 and \$100,000.
- 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 5.20.130, and the public hearing required by WMC 5.20.060(B) has been held.
- 4) One hundred percent of the project cost and expense are assessed upon the said benefited property per WMC 5.20.050(A)(3).
- 5) Once the ordinance confirming the assessment roll is enacted by council, the subjected parcel shall have a lien recorded on the parcel to protect the interest of the City's investment and shall be subject to foreclosure procedures as described in AS 29.
- 6) Assessments shall be paid in 10 annual installments, plus interest on the unpaid balance at a rate equal to prime plus two (2) percent, until paid in full, and rate shall be determined on the date the ordinance confirming the assessment roll is enacted by council. A penalty of eight (8) percent shall be added to any assessment installment not paid before the date of delinquency. An additional eight (8) percent shall be added on each anniversary of the date of delinquency that said assessment installment remains unpaid. There shall be no penalty for early payoff, but shall include any and all principal, interest and penalties owed up to the date of payment.
- 7) The council determines to authorize and proceed with the proposed improvement when funds become available, and the finance director shall keep an account of all expenses of the improvements so that property assessments may be levied and collected. Funds to pay for all project expenses may be appropriated and expended from available funding pursuant to WMC 5.14.050 (11).

Section 3. Appropriation of Funds. The funds are appropriated to the following accounts:

Hermon Road Sewer Assessment	310-4359-435.45-28	\$100,000
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Section 4. Source of Funds

Sewer Fund - Fund Balance	310-0000-253.20-00	\$100,000
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Section 5. Effective date. This ordinance shall take effect upon adoption by the Wasilla City Council.

ADOPTED by the Wasilla City Council on September 10, 2012.

  
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VERNE E. RUPRIGHT, Mayor

ATTEST:

  
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KRISTIE SMITHERS, MMC, City Clerk

[SEAL]



**ORDINANCE SERIAL No. 12-28: AN ORDINANCE OF THE WASILLA CITY COUNCIL AMENDING THE FY2013 BUDGET BY APPROPRIATING AN AMOUNT NOT TO EXCEED \$100,000 AND CREATING THE HERMON ROAD SEWER CONNECTION SPECIAL ASSESSMENT DISTRICT; APPROVING THE IMPROVEMENT PLAN FOR THE DISTRICT, AUTHORIZING THE CITY TO PROCEED WITH THE IMPROVEMENT, AND ESTABLISHING A METHOD OF ASSESSMENT FOR THE BENEFITED PROPERTY, LOT 1 AND TRACT E, CREEKSIDE TOWN SQUARE.**

**Agenda of:** August 27, 2012 Introduction  
**Originator:** Public Works Director

**Date:** August 15, 2012

Route to:	Department	Signature	Date
X	Public Works Director		8/15/12
X	Finance Director		8-15-12
X	Interim Deputy Administrator		8/20/12
X	City Clerk		8/20/12

**REVIEWED BY MAYOR VERNE E. RUPRIGHT:**

**FISCAL IMPACT:**  yes \$100,000      Funds Available  Yes

**Account name/number:**  
 Sewer Fund Balance 310.-0000-253.20-00 \$100,000

**Attachments:** None Exhibit to Ordinance Serial No. 12-28 (1 page)

**SUMMARY STATEMENT:** The Transmission Center, located at Lot 1 and Tract E, Creekside Town Square has requested financial assistance to connect their facility to the City sewer system, and this ordinance sets forth a special assessment district for that purpose. The connection includes a sewer main line extension within the Hermon Road right-of-way, and sewer service line, and a septic tank and pump vault at an estimated cost between \$50,000 and \$100,000. One hundred percent of the project cost and expenses will be assessed to the benefited property with a 10 year payoff period.

**STAFF RECOMMENDATION:** Introduce for public hearing Ordinance Serial No. 12-28.

## Finance LID Evaluation

Compound Period: Annual

Nominal Annual Rate: 5.250%

## CASH FLOW DATA

Event	Date	Amount	Number	Period	End Date
1 Loan	1/1/2013	100,000.00	1		
2 Payment	2/1/2013	12,509.83	9	Annual	2/1/2021
3 Payment	2/1/2022	12,509.87	1		

## AMORTIZATION SCHEDULE - Normal Amortization

	Date	Payment	Interest	Principal	Balance
Loan	1/1/2013				100,000.00
1	2/1/2013	12,509.83	445.89	12,063.94	87,936.06
2	2/1/2014	12,509.83	4,616.64	7,893.19	80,042.87
3	2/1/2015	12,509.83	4,202.25	8,307.58	71,735.29
4	2/1/2016	12,509.83	3,766.10	8,743.73	62,991.56
5	2/1/2017	12,509.83	3,307.06	9,202.77	53,788.79
6	2/1/2018	12,509.83	2,823.91	9,685.92	44,102.87
7	2/1/2019	12,509.83	2,315.40	10,194.43	33,908.44
8	2/1/2020	12,509.83	1,780.19	10,729.64	23,178.80
9	2/1/2021	12,509.83	1,216.89	11,292.94	11,885.86
10	2/1/2022	12,509.87	624.01	11,885.86	0.00
<b>Grand Totals</b>		<b>125,098.34</b>	<b>25,098.34</b>	<b>100,000.00</b>	