

Non-Code Ordinance

By: Public Works Department
Introduced: November 26, 2012
Public Hearing: December 10, 2012
Adopted: December 10, 2012
Vote: Buswell, Lovell, Sullivan-Leonard, Wall and Woodruff in favor.
Harris absent.

**CITY OF WASILLA
ORDINANCE SERIAL NO. 12-39**

AN ORDINANCE OF THE WASILLA CITY COUNCIL CREATING THE LAKE SIDE TERRACE P.U.D. 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 PROPERTIES; LOTS 49A – 60A, BLOCK 2, AND LOTS 61 – 64, BLOCK 2.

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

Section 2. Purpose. To establish a special assessment district for sixteen benefited properties 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 49A – 60A, Block 2, and Lots 61 – 64, Block 2; and

WHEREAS, 100 percent of the sewer connection cost would be assessed against the one benefited properties; 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) Lake Side Terrace P.U.D. Sewer Connection Special Assessment District is hereby created to provide City sewer service to sixteen benefited properties, Lots 49A – 60A, Block 2, and Lots 61 – 64, Block 2.

- 2) The improvement consists of a sewer main line extension within the common area of Lake Side Terrace P.U.D. and across Seneca Avenue right-of-way, connecting the benefited properties to the existing septic tank and pump vault that serves the remainder of Lake Side Terrace P.U.D. 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 parcels 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. Source of Funds.

Lake Side Terrace Sewer Assessment	310-4359-435.45-28	\$100,000
------------------------------------	--------------------	-----------

Section 4. Effective date. This ordinance shall take effect upon adoption by the Wasilla City Council.

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


VERNE E. RUPRIGHT, Mayor

ATTEST:


KRISTIE SMITHERS, MMC, City Clerk

[SEAL]



ORDINANCE SERIAL No. 12-39: AN ORDINANCE OF THE WASILLA CITY COUNCIL CREATING THE LAKE SIDE TERRANCE P.U.D. 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 PROPERTIES; LOTS 49A – 60A, BLOCK 2, AND LOTS 61-64, BLOCK 2.

Agenda of: November 26, 2012 Introduction
Originator: Public Works Director

Date: November 6, 2012

Route to:	Department	Signature	Date
X	Public Works Director		11/6/12
X	Finance Director		11/6/12
X	Interim Deputy Administrator		11/06/12
X	City Clerk		11/7/12

REVIEWED BY MAYOR VERNE E. RUPRIGHT:

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

Account name/number:

Lake Side Terrace Sewer Assessment/310-4359-435.45-28

Attachments: Feasibility Report IM No. 12-13 (5 pages with maps)
 Payment Schedule (1 page)

SUMMARY STATEMENT: The Lake Side Terrace Home Owners Association has requested financial assistance to connect the last four condominium buildings (4 units each) 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 connecting Lots 49A-60A, Block 2, and Lots 61-64, Block 2, to the existing septic tank and pump vault that serve the remainder of Lake Side Terrace P.U.D. 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 properties with a 10 year payoff period.

This ordinance also redirects the funding from the Hermon Road Sewer Assessment District to this project. The Hermon Road Sewer Assessment project has moved forward with private funding.

STAFF RECOMMENDATION: Introduce for public hearing Ordinance Serial No. 12-39.

Compound Period: Annual

Nominal Annual Rate: 5.250%

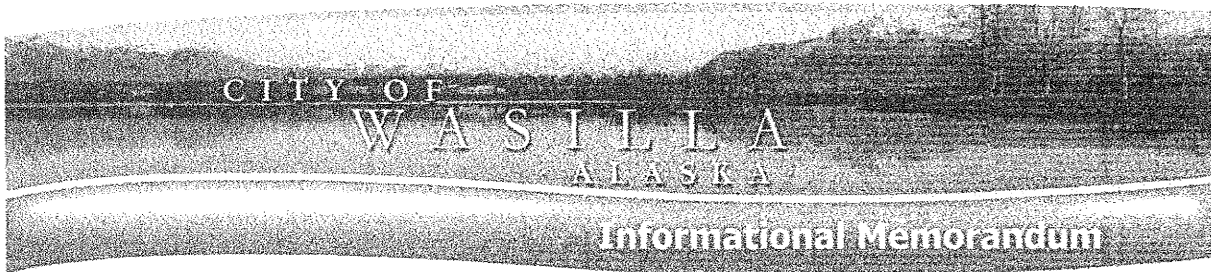
CASH FLOW DATA

Event	Date	Amount	Number	Period	End Date
Loan	1/1/2014	100,000.00	1		
Payments	2/1/2014	12,509.83	10	Annual	2/1/2023

AMORTIZATION SCHEDULE - Normal Amortization

	Date	Payment	Interest	Principal	Balance
Loan	1/1/2014				100,000.00
1	2/1/2014	12,509.83	445.89	12,063.94	87,936.06
2	2/1/2015	12,509.83	4,616.64	7,893.19	80,042.87
3	2/1/2016	12,509.83	4,202.25	8,307.58	71,735.29
4	2/1/2017	12,509.83	3,766.10	8,743.73	62,991.56
5	2/1/2018	12,509.83	3,307.06	9,202.77	53,788.79
6	2/1/2019	12,509.83	2,823.91	9,685.92	44,102.87
7	2/1/2020	12,509.83	2,315.40	10,194.43	33,908.44
8	2/1/2021	12,509.83	1,780.19	10,729.64	23,178.80
9	2/1/2022	12,509.83	1,216.89	11,292.94	11,885.86
10	2/1/2023	12,509.87	624.01	11,885.86	0.00
Grand Totals		125,098.34	25,098.34	100,000.00	

Annual Payment
(per lot) 781.86



IM No. 12-13: FEASIBILITY REPORT FOR THE FORMATION OF SPECIAL ASSESSMENT DISTRICTS IN ACCORDANCE WITH WASILLA MUNICIPAL CODE 5.20.060 FOR SEWER CONNECTIONS

Agenda of: August 13, 2012
Originator: Public Works Director

Date: July 31, 2012

Route to:	Department	Signature	Date
X	Public Works Director		7/31/12
X	Finance Director		8/1/12
X	Interim Deputy Administrator		8/2/12
X	City Clerk		8/6/12

REVIEWED BY MAYOR VERNE E. RUPRIGHT:

FISCAL IMPACT: yes \$250,000 Funds Available Yes or No

Account name/number/amount: To Be Determined when Appropriated

Attachments: Maps (3 pages)

SUMMARY STATEMENT: This Informational Memorandum reports the feasibility of forming three individual sewer assessment districts intended to provide sewer service to existing facilities with onsite septic systems. These districts are intended to be financed solely by the City in the form of a 10 year loan for each project using a \$250,000 loan fund to be appropriated by separate ordinance. These projects will be bid through the City's Purchasing code and managed by the City.

The Transmission Center

This facility is located on Hermon Road at Lot 1 and Tract E, Creekside Town Square. This is a long time Wasilla Business currently under EPA order to remove floor drains or connect to City sewer. The assessment district is constituted by one property. This sewer connection requires a main line extension of approximately 225 feet along Hermon Road north and the installation of a new 1,000 gallon septic tank and pump

vault. ADEC plans have been prepared for the main line extension and a construction permit is pending. The estimated cost for this project is between \$50,000 and \$100,000. This project needs to be completed this year to avoid fines by the EPA.

Lake Side Terrace P.U.D.

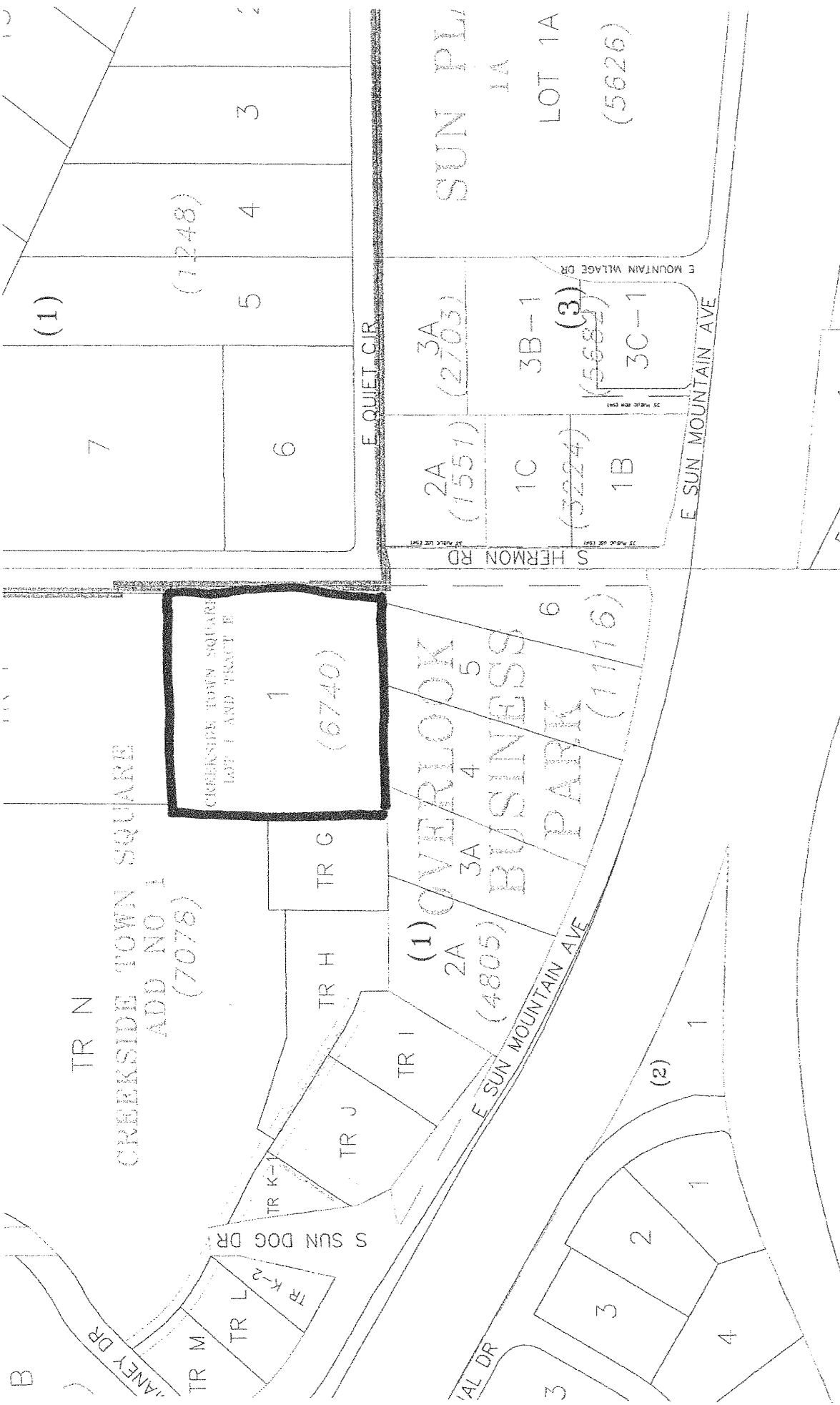
This facility includes the condominiums along Peck Street. Most of the condominiums are currently connected to the City's sewer system, with the exception of the units on the west side of Yakima Street. The assessment district includes the connecting properties, Lots 49A – 64A, Block 2. This sewer connection includes approximately 500 feet of gravity main line for 4 buildings that have 4 condominium units each. The gravity main line would tie into an existing manhole that flows into the existing septic tank and pump vault for the entire complex. ADEC plans need to be prepared for a main line extension construction permit. The estimated cost for this project is between \$50,000 and \$100,000. This project is planned for next year's construction season.

Lake Ridge Condominiums

This facility includes condominiums on E. Westpoint Drive, on Wasilla Lake. This is a single building with 7 units using an existing septic system. The assessment district includes Units 1 – 7 Lake Ridge Condos. This sewer connection includes a new 2,000 gallon septic tank and pump vault connecting to the existing sewer main in E. Westpoint Drive. ADEC plans are not required as this project is tying into an existing main line. The estimated cost for this project is between \$40,000 and \$50,000. This project is planned for next year's construction season.

These projects are feasible with the proposed funding, and create simple assessment districts will only a few properties involved.

Date Presented:	8/13/12	Initials:	JB	Comments:	
------------------------	---------	------------------	----	------------------	--



TR N
CREEKSIDE TOWN SQUARE
ADD NO. 1
(7078)

CREEKSIDE TOWN SQUARE
LOT 1 AND TRACT E
1
(6740)

(1) OVERLOOK
2A (4805)
3A
BUSINESS
PARK
6
(1116)

S HERMON RD
2A (1551)
1C (3224)
1B
3A (2703)
3B-1
3C-1
(5682)
(3)

SUN PL
1A
LOT 1A
(5626)

(1)
7
(1248)
5
6
3
2

B

HANEY DR

TR M

TR L

TR K-2

TR K-1

S SUN DOG DR

TR J

TR I

TR H

TR G

TR K-V

E SUN MOUNTAIN AVE

3

2

1

4

(2)

1

1

3

4

3

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

3537

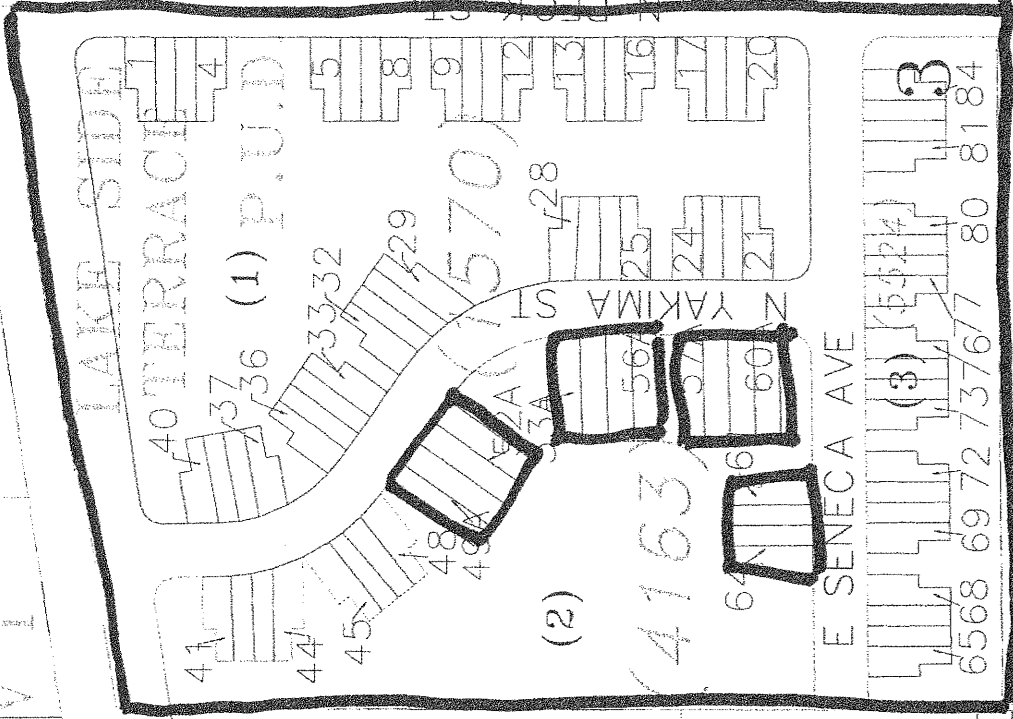
6A 6B

GVC II-DIV I

D5

D6

E LAKE SHORE AVE



PECK

1

(4726)

C19

C20

2

10

11

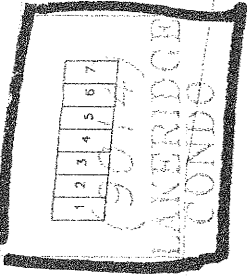
(5)

E LAKE SHORE AVE

TRAC'
1
2

TRACT
1
2

4A / (5225)
3
2



RADON
(2499)
-5

(1) (5224)
LAKE SHORE

WASILLA LAKE

