

Non-Code Ordinance

By: Finance Department
Introduced: October 14, 2013
Public Hearing: October 28, 2013
Adopted: October 28, 2013

Vote: Buswell, Harris, O'Barr, Sullivan-Leonard, Wall and Wilson in favor

**City of Wasilla
Ordinance Serial No. 13-29**

An ordinance of the Wasilla City Council confirming the assessment roll for the Lake Side Terrace P.U.D. Sewer Connection Special Assessment District for providing for the levy and payment of the assessment and providing for the payment of the Payment in Lieu of Assessment (PILA), and establishing the method for terminating assessments.

WHEREAS, the City Council on December 10, 2012, adopted Ordinance Serial No. 12-39 creating the Lake Side Terrace P.U.D. Sewer Connection Special Assessment District (the "District") and authorized the City to proceed with the improvement for 16 benefited properties; and

WHEREAS, upon favorable adoption of the improvement by the Lakeside Terrace Townhouse Association, \$1,000 non-refundable fee was provided to the City to move forward with the administration of the District (76 lots/units) and the PILA (16 lot/units); and

WHEREAS, the City Council on July 8, 2013, adopted Ordinance Serial No. 13-17 by creating the Lake Side Terrace P.U.D. Sewer Connection Special Assessment District (the "District") and authorized the City to proceed with the improvement to provide: city sewer service to 16 condominium units, create a PILA, and in addition create an assessment district for 76 units to be assessed individually for the project; and

WHEREAS, the City Council on July 8, 2013, adopted Ordinance Serial No. 13-17 which appropriated \$86,732 for the district improvements; and

WHEREAS, the City Council on August 12, 2013, adopted Action Memorandum No. 13-27 that approved the contract award to Scoggin Excavating in the amount of \$86,732 for the Lake Side Terrace Sewer Extension; and

WHEREAS, the District special assessment roll for lots described in Exhibit A has been prepared and the total costs of the improvement is now known to be \$90,929.44 and is spread equally among all the benefited properties within the District; and

WHEREAS, the PILA includes the properties described in Exhibit A, and the cost has been confirmed and is known to be \$800 per unit/lot and in addition a connection fee of \$260 per unit/lot; and

WHEREAS, the City Clerk has published a notice of the filing of the assessment roll once in the Frontiersman newspaper on October 18, 2013 stating that such assessment has been

made and is on file in the Office of the City Clerk, and providing notice of the time and place for the public hearing held by the City Council on October 28, 2013, where objections would be heard; and

WHEREAS, the City Council on October 28, 2013, held a hearing on the assessment roll at which time all persons objecting to assessments were given an opportunity to present their objections; and

WHEREAS, on October 15, 2013, notice of the assessment and hearing was mailed by the Finance Director to each owner of record of the District as shown on the property tax roll of the Matanuska-Susitna Borough Assessor; and

WHEREAS, the City Council found no errors or inequalities in the assessment roll for the District; and

WHEREAS, the City Council finds that the assessment roll for the District should be confirmed; and

WHEREAS, the sewer extension and connections have been constructed (the "Project"); and

WHEREAS, special assessments will be levied on properties in the District (76 units and/or lots) that are specially benefited by the Project, and said special assessments, with interest, will be sufficient and available to pay the actual cost to the city of the improvements plus interest; and

WHEREAS, in addition, a PILA will be levied on the 16 properties in the District that are specially benefited by the Project, and said PILA with administrative fee will be sufficient and available to pay the actual cost to the city of the improvements without interest.

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

Section 2. Confirmation of Roll. That the assessment roll for Lake Side Terrace P.U.D. Sewer Connection Special Assessment District, attached as Exhibit A to this ordinance, as presented to the council on October 28, 2013 in the total amount of \$90,929.44 is confirmed.

Section 3. Confirmation of PILA. The PILA for Lake Side Terrace P.U.D. Sewer Connection Special Assessment District, attached as Exhibit B to this ordinance, as presented to the council on October 28, 2013 in the total amount of \$1,060 per unit/lot (\$800 per unit/lot and a connection fee of \$260 per unit/lot), for a total amount of \$16,960.

Section 4. Notice of Assessment. That within 15 days after the enactment date of this ordinance, the Finance Director shall mail to the record owner of each property assessed a statement designating the property, the assessment amount, the schedule of payments, the time of delinquency, and penalties. Within five days after the statements are mailed, the Finance Director shall publish a notice that the statements have been mailed and that the assessment roll

is on file in the Office of the City Clerk. After enactment of this ordinance the Finance Director shall file in the office of the Palmer District Recorder a notice of assessment (a lien) on all units/parcels assessed within the special assessment district.

Section 5. Payment of Assessment. That the entire assessment may be prepaid without interest or penalty within 30 days of the date of mailing of the assessment statement. Thereafter, the assessment may be prepaid in whole or in part with interest to the payment date. Interest on the unpaid amount of the assessment shall accrue at the rate of 5.25% per annum. Assessments that are not prepaid shall be paid in 10 equal annual installments on March 31, of each year, commencing March 31, 2014. Installments shall include principal plus accrued interest.

Section 6. Payment of PILA. The entire PILA may be prepaid without interest or penalty within 30 days of the date of mailing of the PILA statement. Thereafter, the PILA may be prepaid in whole or in part with interest to the payment date. The interest on the unpaid amount of the PILA shall accrue at the rate of 5.00% per annum. PILA's that are not prepaid shall be paid in 96 equal monthly installments, commencing December 1, 2013. Installments shall include principal plus accrued interest.

Section 7. Delinquencies. If an installment of the PILA or assessment is delinquent, the balance of the assessment or PILA, plus accrued interest, becomes due and delinquent 30 days after the date of notice of the installment delinquency. Notice of the delinquency shall be mailed to the owner of record. The notice must contain notice of the nonpayment of the installment and that the balance of the assessment or PILA, plus accrued interest, will become due and delinquent if the installment, interest and penalty are not paid within 30 days of the date of the notice. The penalty for delinquent installments, PILA or assessment payments is 5.00% per month, on the principal portion of required installment, from the date of delinquency.

Section 8. Termination of Assessment. Upon discharge of all indebtedness to the city, all liens placed upon units/parcels will be released. That for any lot upon which foreclosure proceedings to recover delinquent assessment installments has been commenced prior any liens will remain in force until payment to the city has been recovered including all principal, interest, penalty, fees or direct costs of foreclosure.

Section 9. Effective date. This ordinance shall take effect upon adoption by the Wasilla City Council.

ADOPTED by the Wasilla City Council on October 28, 2013.


VERNE E. RURRIGHT, Mayor

ATTEST:


KRISTIE SMITHERS, MMC, City Clerk

[SEAL]

WASILLA

• ALASKA •

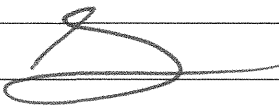



CITY COUNCIL LEGISLATION STAFF REPORT


Ordinance Serial No. 13-29: An ordinance of the Wasilla City Council confirming the assessment roll for the Lake Side Terrace P.U.D. Sewer Connection Special Assessment District for providing for the levy and payment of the assessment and providing for the payment of the Payment in Lieu of Assessment (PILA), and establishing the method for terminating assessments.

Originator: Troy Tankersely, Finance Director

Date: 9/26/2013

Agenda of: 10/14/2013

Route to:	Department Head	Signature	Date
	Chief of Police		
X	Public Works Director		10/1/13
	Recreation & Cultural Services Director		
X	Finance Director		10/1/13
X	Deputy Administrator		10-1-13
X	City Clerk		10/1/13

Reviewed by Mayor Verne E. Rupright: Fiscal Impact: yes or noFunds Available: yes or no

Account name/number:

Attachments: Ordinance Serial No. 13-29 (3 pages)

Lake Side Terrace Final Assessment Roll, Attachement A (2 pages)

Lake Side Terrace PILA (1 page)

Summary Statement: The Lake Side Terrace PILA and Special Assessment was created to provide connection to the City sewer system and to redesign and build a failing system previously installed.

Through the requirements set by Wasilla Municipal Code and State of Alaska Title 29 for PILA's and assessments the City is now prepared to present to Council Ordinance Serial No. 13-29 to confirm the Lake Side Terrace P.U.D. Sewer Connection Special Assessment District for providing for the levy and payment of the assessment and payment in lieu of assessment for, and providing for the payment of the Payment in Lieu of Assessment (PILA), and establishing the method for terminating assessments.

Staff Recommendation: Introduce and set for public hearing Ordinance Serial No. 13-29.

TAXID	SUBDIVISION	BLK	LOT	STREETADDRESS	NAME1	NAME2	ADDRESS1	CITY	STATE	ZIP	
1	1570B01L001	LAKESIDE TERRACE PUD	1	1	788 N PECK ST	JANEL M DOCKENDORF		788 N PECK ST	WASILLA	AK	99654-7171
2	1570B01L002	LAKESIDE TERRACE PUD	1	2	781 N PECK ST	PRUDENCE PLUNKETT		2630 N BARRY'S RESORT DR	WASILLA	AK	99654-9310
3	1570B01L003	LAKESIDE TERRACE PUD	1	3	770 N PECK ST	JOYCE MILES		770 N PECK ST	WASILLA	AK	99654
4	1570B01L004	LAKESIDE TERRACE PUD	1	4	764 N PECK ST	CATHERINE ECKTLER-AMYOT	DANIEL J AMYOT	2300 E PAHANIOPLA CIR	WASILLA	AK	99654
5	1570B01L005	LAKESIDE TERRACE PUD	1	5	756 N PECK ST	RICHARD L ECKMAN	DORENE L ECKMAN	756 N PECK ST	WASILLA	AK	99654
6	1570B01L006	LAKESIDE TERRACE PUD	1	6	746 N PECK ST	SYLVIA A LANCE		P O BOX 2884	PALMER	AK	99645-2884
7	1570B01L007	LAKESIDE TERRACE PUD	1	7	736 N PECK ST	COLLEEN BONIE BAKER		PO BOX 876253	WASILLA	AK	99687-6253
8	1570B01L008	LAKESIDE TERRACE PUD	1	8	728 N PECK ST	STANLEY J ALLIE REV TR		1201 E BOGARD RD	WASILLA	AK	99654-6523
9	1570B01L009	LAKESIDE TERRACE PUD	1	9	718 N PECK ST	OWEN KURT MOSS	CHARLENE D MOSS	3930 E COTTONWOOD WAY	WASILLA	AK	99654-6618
10	1570B01L010	LAKESIDE TERRACE PUD	1	10	710 N PECK ST	GREGORY M URBAN	ANDREA URBAN	4855 OLD FARM CIR	COLORADO SPRING	CO	80917-1004
11	1570B01L011	LAKESIDE TERRACE PUD	1	11	700 N PECK ST	LA VADA J BROWN		700 N PECK ST	WASILLA	AK	99654-7171
12	1570B01L012	LAKESIDE TERRACE PUD	1	12	692 N PECK ST	LISA REED		692 N PECK ST	WASILLA	AK	99654
13	1570B01L013	LAKESIDE TERRACE PUD	1	13	682 N PECK ST	PHYLLIS J LOWE		682 N PECK ST	WASILLA	AK	99654
14	1570B01L014	LAKESIDE TERRACE PUD	1	14	674 N PECK ST	SHAWN C AHERN		1901 N LUCILLE ST	WASILLA	AK	99654-3801
15	1570B01L015	LAKESIDE TERRACE PUD	1	15	668 N PECK ST	KERRY J STRODE		668 N PECK ST	WASILLA	AK	99654
16	1570B01L016	LAKESIDE TERRACE PUD	1	16	656 N PECK ST	FRONTIER DREAMS LLC	% JESSE TANNER	3175 SECLUDED MEADOWS L	WASILLA	AK	99654
17	1570B01L017	LAKESIDE TERRACE PUD	1	17	646 N PECK ST	PAUL E PINARD JR	CLAUDIA FONSIKA FARIAS	646 N PECK ST	WASILLA	AK	99654
18	1570B01L018	LAKESIDE TERRACE PUD	1	18	638 N PECK ST	TRAVIS E WELTON		PO BOX 870725	WASILLA	AK	99687-0725
19	1570B01L019	LAKESIDE TERRACE PUD	1	19	628 N PECK ST	AMANDA I WHITE		628 N PECK ST	WASILLA	AK	99654
20	1570B01L020	LAKESIDE TERRACE PUD	1	20	620 N PECK ST	MIKE DUFRESNE	JENNIFER DUFRESNE	620 N PECK ST	WASILLA	AK	99654-7170
21	1570B01L021	LAKESIDE TERRACE PUD	1	21	625 N YAKIMA ST	JENNIFER L YORK		625 N YAKIMA ST	WASILLA	AK	99654
22	1570B01L022	LAKESIDE TERRACE PUD	1	22	633 N YAKIMA ST	REX W TALCOTT SR	P K TALCOTT	PO BOX 875665	WASILLA	AK	99687-5665
23	1570B01L023	LAKESIDE TERRACE PUD	1	23	645 N YAKIMA ST	KEVIN S BUSINESS		645 N YAKIMA ST	WASILLA	AK	99654-7168
24	1570B01L024	LAKESIDE TERRACE PUD	1	24	649 N YAKIMA ST	JASON T MCCOURT		649 N YAKIMA ST	WASILLA	AK	99654
25	1570B01L025	LAKESIDE TERRACE PUD	1	25	659 N YAKIMA ST	JENNIFER FRITZ	NOELL MAR	PO BOX 871215	WASILLA	AK	99687-1215
26	1570B01L026	LAKESIDE TERRACE PUD	1	26	671 N YAKIMA ST	CATHRERINE A KATCHUR		PO BOX 870352	WASILLA	AK	99687-0352
27	1570B01L027	LAKESIDE TERRACE PUD	1	27	677 N YAKIMA ST	GERALD L REXRODE		PO BOX 870725	WASILLA	AK	99687-0725
28	1570B01L028	LAKESIDE TERRACE PUD	1	28	683 N YAKIMA ST	MANDY K TANNER		683 N YAKIMA ST	WASILLA	AK	99654
29	1570B01L029	LAKESIDE TERRACE PUD	1	29	691 N YAKIMA ST	MARITHA T HOME		PO BOX 3089	PALMER	AK	99645-3089
30	1570B01L030	LAKESIDE TERRACE PUD	1	30	695 N YAKIMA ST	RENATE GROSS		695 N YAKIMA ST	WASILLA	AK	99654
31	1570B01L031	LAKESIDE TERRACE PUD	1	31	711 N YAKIMA ST	REBECCA L FITZPATRICK		711 N YAKIMA ST	WASILLA	AK	99654
32	1570B01L032	LAKESIDE TERRACE PUD	1	32	721 N YAKIMA ST	KENNETH A AXEMAKER	CAROL AXEMAKER	795 E SUSITNA AVE	WASILLA	AK	99654-3931
33	1570B01L033	LAKESIDE TERRACE PUD	1	33	729 N YAKIMA ST	DONALD E STROUPE	WINNON STROUPE LVG TR	729 N YAKIMA ST	WASILLA	AK	99654-7169
34	1570B01L034	LAKESIDE TERRACE PUD	1	34	733 N YAKIMA ST	DONALD E STROUPE	WINNON STROUPE LVG TR	729 N YAKIMA ST	WASILLA	AK	99654
35	1570B01L035	LAKESIDE TERRACE PUD	1	35	743 N YAKIMA ST	MYRIAH SUYDAM		743 N PECK ST	WASILLA	AK	99654
36	1570B01L036	LAKESIDE TERRACE PUD	1	36	757 N YAKIMA ST	BRENDA L ELMGREN		757 N YAKIMA ST	WASILLA	AK	99654
37	1570B01L037	LAKESIDE TERRACE PUD	1	37	767 N YAKIMA ST	MARGARET A HEINZ		767 N YAKIMA ST	WASILLA	AK	99654
38	1570B01L038	LAKESIDE TERRACE PUD	1	38	773 N YAKIMA ST	CONSTANCE A LUTZ		PO BOX 874222	WASILLA	AK	99687-4222
39	1570B01L039	LAKESIDE TERRACE PUD	1	39	783 N YAKIMA ST	SYBIL STANBRO		1910 ARBOR WAY	SANDPOINT	ID	83864-2037
40	1570B01L040	LAKESIDE TERRACE PUD	1	40	791 N YAKIMA ST	CLINTON J WOOD		PO BOX 50352	IDAHO FALLS	ID	83405-0352
41	4163B02L049A	LAKE SIDE TERRACE PUD RSB B/2	2	49A	718 N YAKIMA ST	SHAUN T SPARKS		PO BOX 874752	WASILLA	AK	99687 4752
42	4163B02L050A	LAKE SIDE TERRACE PUD RSB B/2	2	50A	710 N YAKIMA ST	DAN'L W LARSON	SUSAN M LARSON	200 E SNOWBIRD LN	WASILLA	AK	99654 8558
43	4163B02L051A	LAKE SIDE TERRACE PUD RSB B/2	2	51A	700 N YAKIMA ST	KAREN L HARDY		PO BOX 671163	CHUGIAK	AK	99567 1163
44	4163B02L052A	LAKE SIDE TERRACE PUD RSB B/2	2	52A	692 N YAKIMA ST	AMANDA J BEKKER		692 N YAKIMA ST	WASILLA	AK	99654 7166
45	4163B02L053A	LAKE SIDE TERRACE PUD RSB B/2	2	53A	682 N YAKIMA ST	GERALD L REXRODE		PO BOX 870725	WASILLA	AK	99687 0725
46	4163B02L054A	LAKE SIDE TERRACE PUD RSB B/2	2	54A	674 N YAKIMA ST	GERALD L REXRODE		PO BOX 870725	WASILLA	AK	99687 0725
47	4163B02L055A	LAKE SIDE TERRACE PUD RSB B/2	2	55A	668 N YAKIMA ST	GERALD L REXRODE		PO BOX 870725	WASILLA	AK	99687 0725
48	4163B02L056A	LAKE SIDE TERRACE PUD RSB B/2	2	56A	656 N YAKIMA ST	LYNN G BRANSON		PO BOX 870045	WASILLA	AK	99687 0045
49	4163B02L057A	LAKE SIDE TERRACE PUD RSB B/2	2	57A	646 N YAKIMA ST	MARY KAY ROBINSON		PO BOX 874796	WASILLA	AK	99687 4796
50	4163B02L058A	LAKE SIDE TERRACE PUD RSB B/2	2	58A	638 N YAKIMA ST	WRATHALL FAMILY TR	GRANT R WRATHALL JR TRE	638 N YAKIMA ST	WASILLA	AK	99654
51	4163B02L059A	LAKE SIDE TERRACE PUD RSB B/2	2	59A	628 N YAKIMA ST	JOELY MORRIS		628 N YAKIMA ST	WASILLA	AK	99654
52	4163B02L060A	LAKE SIDE TERRACE PUD RSB B/2	2	60A	620 N YAKIMA ST	DANIEL J HANSEN	NANCY HANSEN	620 N YAKIMA ST	WASILLA	AK	99654 7166
53	1570B02L061	LAKE SIDE TERRACE PUD	2	61	1065 E SENECA AVE	LENORA S DAVIS		1065 E SENECA AVE	WASILLA	AK	99654 7164
54	1570B02L062	LAKE SIDE TERRACE PUD	2	62	1055 E SENECA AVE	GALE F BOYD		1055 E SENECA AVE	WASILLA	AK	99654
55	1570B02L063	LAKE SIDE TERRACE PUD	2	63	1045 E SENECA AVE	DON I BEUKERS	MARY E BEUKERS	1922 CREEK DR	SAN JOSE	CA	95125
56	1570B02L064	LAKE SIDE TERRACE PUD	2	64	1035 E SENECA AVE	DON I BEUKERS	MARY E BEUKERS	1922 CREEK DR	SAN JOSE	CA	95125
57	5524B03L065A	LAKESIDE TERRACE PUD RSB B/3	3	65A	1000 E SENECA AVE	AMDRUEW C KENNEDY		1000 E SENECA AVE	WASILLA	AK	99654
58	5524B03L066A	LAKESIDE TERRACE PUD RSB B/3	3	66A	1010 E SENECA AVE	ELOISE BOWEN		3200 E WHISPERING WOODS DRIVE	WASILLA	AK	99654-7462

	TAXID	SUBDIVISION	BLK	LOT	STREETADDRESS	NAME1	NAME2	ADDRESS1	CITY	STATE	ZIP
59	5524B03L067A	LAKESIDE TERRACE PUD RSB B/3	3	67A	1020 E SENECA AVE	JUAN ALCINA		1020 E SENECA AVE	WASILLA	AK	99654-7164
60	5524B03L068A	LAKESIDE TERRACE PUD RSB B/3	3	68A	1030 E SENECA AVE	CASEY REYNOLDS		6153 E 22ND AVE	ANCHORAGE	AK	99504-3213
61	5524B03L069A	LAKESIDE TERRACE PUD RSB B/3	3	69A	1040 E SENECA AVE	JAS W DRATH	SHIRIE S DRATH	PO BOX 2629	KENAI	AK	99611-2629
62	5524B03L070A	LAKESIDE TERRACE PUD RSB B/3	3	70A	1050 E SENECA AVE	VICKI HERMAN		1050 E SENECA AVE	WASILLA	AK	99654-7164
63	5524B03L071A	LAKESIDE TERRACE PUD RSB B/3	3	71A	1060 E SENECA AVE	MICHAEL M FUGERE	BERNICE FUGERE	1060 E SENECA AVE	WASILLA	AK	99654-7164
64	5524B03L072A	LAKESIDE TERRACE PUD RSB B/3	3	72A	1070 E SENECA AVE	MICHAEL R CARPENTER		1070 E SENECA AVE	WASILLA	AK	99654-7164
65	5524B03L073A	LAKESIDE TERRACE PUD RSB B/3	3	73A	1080 E SENECA AVE	YVONNE LEGRAND REED		PO BOX 871328	WASILLA	AK	99687-1328
66	5524B03L074A	LAKESIDE TERRACE PUD RSB B/3	3	74A	1090 E SENECA AVE	KEITHE T MORRIS	DANA L MORRIS	13614 51ST AVE NW	GIG HARBOR	WA	98332-8107
67	5524B03L075A	LAKESIDE TERRACE PUD RSB B/3	3	75A	1100 E SENECA AVE	MARK W COOPER	STACY LYN COOPER	17608 CHILKAT CT	EAGLE RIVER	AK	99577-8265
68	5524B03L076A	LAKESIDE TERRACE PUD RSB B/3	3	76A	1110 E SENECA AVE	MAI TRAN		1110 E SENECA AVE	WASILLA	AK	99654
69	5524B03L077A	LAKESIDE TERRACE PUD RSB B/3	3	77A	1120 E SENECA AVE	ANH TRAN		1120 E SENECA AVE	WASILLA	AK	99654
70	5524B03L078A	LAKESIDE TERRACE PUD RSB B/16	3	78A	1130 E SENECA AVE	SUE A GRANT		1130 E SENECA AVE	WASILLA	AK	99654
71	5524B03L079A	LAKESIDE TERRACE PUD RSB B/17	3	79A	1140 E SENECA AVE	ANGEL BLAKE		1140 E SENECA AVE	WASILLA	AK	99654
72	5524B03L080A	LAKESIDE TERRACE PUD RSB B/18	3	80A	1150 E SENECA AVE	KELLEY MONTGOMERY		1050 E SENECA AVE	WASILLA	AK	99654
73	5524B03L081A	LAKESIDE TERRACE PUD RSB B/19	3	81A	1160 E SENECA AVE	PATRICIA HOGAN		1160 E SENECA AVE	WASILLA	AK	99654
74	5524B03L082A	LAKESIDE TERRACE PUD RSB B/20	3	82A	1170 E SENECA AVE	JOHN P PARAMO	DEENA M PARAMO	405 S JOSEE CIRCLE	WASILLA	AK	99654
75	5524B03L083A	LAKESIDE TERRACE PUD RSB B/21	3	83A	1180 E SENECA AVE	TRACY PETROSINE		PO BOX 201445	ANCHORAGE	AK	99520-1445
76	5524B03L084A	LAKESIDE TERRACE PUD RSB B/22	3	84A	1190 E SENECA AVE	ELIZABETH MORGAN		1190 E SENECA AVE	WASILLA	AK	99654