

Introduced by:	Mayor
Date:	11/20/01
Shortened Hearing:	12/11/01
Action:	Enacted as Amended
Vote:	9 Yes, 0 No

**KENAI PENINSULA BOROUGH  
ORDINANCE 2001-42**

**AN ORDINANCE OF ASSESSMENT CONFIRMING THE ASSESSMENT ROLL  
FOR THE OTTER TRAIL UTILITY SPECIAL ASSESSMENT DISTRICT AND  
ESTABLISHING THE METHOD FOR TERMINATING ASSESSMENTS AND  
MAKING REFUNDS TO PROPERTY OWNERS**

**WHEREAS,** the assembly, by Resolution 2001-074 established the Otter Trail Utility Special Assessment District (the "District"); and

**WHEREAS,** the total costs of constructing the improvements, including all allowable amounts as provided in KPB 5.35.080 and AS 29.46.110 ("Costs"), are now known; and

**WHEREAS,** the District special assessment roll has been prepared and the total costs of the improvement spread equally among all the lots and tracts within the District; and

**WHEREAS,** the borough clerk has published a notice of the filing of the assessment roll once in a newspaper of general circulation within the borough stating that such assessment has been made and is on file in the office of the borough clerk, and providing notice of the time and place for the hearing held December 11, 2001, where objections would be heard; and

**WHEREAS,** the assembly, on December 11, 2001, held hearings on the assessment roll at which time all persons objecting to assessments were given an opportunity to present their objections; and

**WHEREAS,** notice of the assessment and hearing was mailed to each owner of record as shown on the rolls of the Borough Assessor not less than ten days before the hearing; and

**WHEREAS,** the assembly found no errors or inequalities in the roll; and

**WHEREAS,** the assembly finds that the roll should be confirmed; and

**WHEREAS,** the mainline has been constructed and any necessary property acquisitions completed for the natural gas pipeline in the District (the "Project"); and

**WHEREAS,** special assessments will be levied on properties in the District that are specially benefitted by the Project, and said special assessments, with interest thereon, will be sufficient (together with other amounts) and available to pay the actual cost to the borough of the improvements plus interest;

**WHEREAS,** hearing on shortened time is necessary to minimize the cost to the borough associated with financing the project;

**NOW, THEREFORE, BE IT ORDAINED BY THE KENAI PENINSULA BOROUGH ASSEMBLY:**

**SECTION 1. Classification.** That this ordinance shall be a non-code ordinance.

**SECTION 2. Confirmation of Roll.** That the assessment roll for Otter Trail Utility Special Assessment District, attached as Exhibit A to this ordinance, as presented to the assembly on December 11, 2001 in the total amount of \$70,513.00 is confirmed.

**SECTION 3. Notice of Assessment.** That within fifteen days after the adoption 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 borough clerk. After enactment of this ordinance the clerk shall file in the office of the Kenai District Recorder a notice of assessment on all parcels assessed within the utility special assessment district.

**SECTION 4. Payment of Assessment.** That the entire assessment may be prepaid without interest or penalty within thirty 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 (7.0%) per annum. Assessments that are not prepaid shall be paid in ten equal annual installments on March 31 of each year, commencing March 31, 2002. Installments shall include principal plus accrued interest.

**SECTION 5. Delinquencies.** That if an installment of the assessment is delinquent, the balance of the assessment, plus accrued interest, becomes due and delinquent thirty 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, plus accrued interest, will become due and delinquent if the installment, interest and penalty are not paid within thirty days of the date of the notice. The penalty for delinquent installment and assessment payments is the same as the penalty for delinquent real property taxes in effect on the date of the delinquency.

**SECTION 6. Establishment of Reserve and Refund Accounts.**

- A. That there is established the District Reserve and Refund Account (the "Reserve and Refund Account").

- B. That there shall be paid into the Reserve and Refund Account:
  - 1. All monies received from ENSTAR Natural Gas Company that are refund entitlements arising out of new customers connecting to the gas line installed with the District, and
  - 2. The final refund due under the ENSTAR line extension tariff, and
  - 3. Interest on the average Reserve and Refund Account balance at the rate determined by the Finance Director to be the average interest earned on Borough investments during the year.

**SECTION 7. Distribution of Reserve and Refund Account Funds.**

- A. That upon the repayment to the Borough of all indebtedness incurred for this assessment district, any funds remaining in the Reserve and Refund Account shall be distributed as provided under this section.
- B. That after the Borough receives the final refund entitlements arising out of new customers connecting to the gas line installed with the District, the Finance Director shall distribute the balance of the funds by sending to each owner of record as shown on the most recent records of the Borough Assessor an amount equal to the fund balance divided by the number of lots within the District. If any lot or tract within the District is divided into two or more lots, the refund for such re-subdivided lots shall be computed by counting the re-subdivided lots as a single lot for purposes of determining the initial refund entitlement. The initial refund entitlement shall then be divided equally among the re-subdivided lots.

**SECTION 8. Termination of Assessment and Refund of Pro Rata Share of Assessment Prepayments.**

- A. That upon the discharge of all indebtedness to the Borough, all unpaid, non-delinquent assessment installments are cancelled. The Finance Director shall refund to the owner of record as shown on the records of the Borough Assessor of each lot for which a prepayment of the assessment was made an amount equal to the difference in the total assessment paid by the lot and the amount paid by lots for which no prepayments were made.
- B. That for any lot upon which foreclosure proceedings to recover delinquent assessment installments has been commenced prior to the cancellation of remaining assessment installments, the amount due shall be recomputed as provided in subsection A, except there will be no refund.

**SECTION 9. Appropriation.** That there is appropriated for the purposes set out in this ordinance the refunds from ENSTAR attributable to the District, all assessments and interest in the District, assessment foreclosure proceeds and interest earned on the funds as provided in Section 6(B)(2). The appropriation under this section does not lapse until after the final refund required under section 7(B) has been made.

**SECTION 10. Authority for Ordinance.** That the borough has ascertained and hereby determines that each and every matter and thing as to which provision is made in this ordinance is necessary in order to carry out and effectuate the purposes of the Borough in accordance with our constitution and statutes of the State of Alaska, and the Code of Ordinances of the Kenai Peninsula Borough.

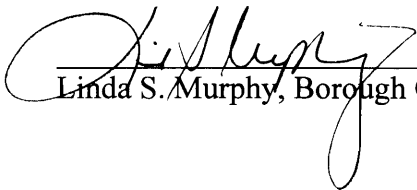
**SECTION 11. Severability.** That if any one or more of the covenants and agreements provided in this ordinance to be performed on the part of the borough shall be declared by any court of competent jurisdiction to be contrary to law, then such covenant or covenants, agreements or agreements shall be null and void and shall be deemed separable from the remaining covenants and agreements in this ordinance and shall in no way affect the validity of the other provisions of this ordinance.

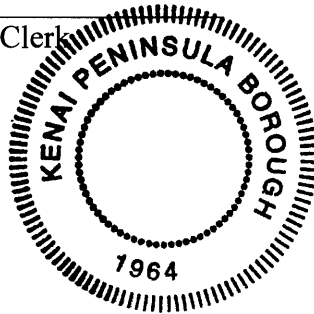
**SECTION 12. Effective Date.** That this ordinance shall take effect immediately upon enactment.

**ENACTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH THIS 11TH DAY OF DECEMBER, 2001.**

  
Timothy Navarre, Assembly President

ATTEST:

  
Linda S. Murphy, Borough Clerk



OTTER TRAIL - USAD  
FINAL ASSESSMENT ROLL

12/12/01

**Otter Trail Project - Utility Special Assessment District**

Enstar Cost	63,113.00
KPB Adm. Cost	7,400.00
<b>Total Est. Cost</b>	<b>70,513.00</b>

<b>Total Cost</b>	70,513.00
<b>Total Prepay Required</b>	-
<b>Total Assessment</b>	<b>70,513.00</b>

<b>No. of Parcels</b>	20
<b>Cost/Parcel</b>	<b>\$ 3,525.65</b>

<b>Assessments &gt; 21%</b>	-
<b>Total Prepay Required</b>	-

Parcel #	Legal Description	Total Assessed Value	Maximum Assessment	Required Prepay	Owner	Address	City	ST	Zip
065-480-02	T05N R08W S05 KN001740 VEIL O MIST SUB ADDN NO 1 TRACT 2	75,700	\$ 3,525.65	\$ -	POPE TIM W & JANET L	PO BOX 1339	STERLING	AK	99672
065-480-03	T05N R08W S05 KN001740 VEIL O MIST SUB ADDN NO 1 TRACT 3	26,700	\$ 3,525.65	\$ -	WEIGNER W MARK & SUZANNE P	PO BOX 709	STERLING	AK	99672
065-480-04	T05N R08W S05 KN001740 VEIL O MIST SUB ADDN NO 1 TRACT 4	102,400	\$ 3,525.65	\$ -	WEIGNER W MARK & SUZANNE P	PO BOX 709	STERLING	AK	99672
065-480-05	T05N R08W S05 KN720069 VEIL O MIST SUB ADDN NO 2 TRACT 5	158,100	\$ 3,525.65	\$ -	HEPNER KENNETH H & SARA J	PO BOX 1105	STERLING	AK	99672
065-480-13	T05N R08W S06 KN740066 VEIL O MIST SUB ADDN NO 3 TRACT 1	35,500	\$ 3,525.65	\$ -	DAUGHERTY MICHAEL T & MELISSA T	PO BOX 148	STERLING	AK	99672
065-480-14	T05N R08W S06 KN740044 SWAN VIEW SUB TRACT 1	187,400	\$ 3,525.65	\$ -	KUIPER ROBERT J	PO BOX 342	STERLING	AK	99672
065-480-15	T05N R08W S06 KN740044 SWAN VIEW SUB TRACT 2	32,400	\$ 3,525.65	\$ -	KUIPER ROBERT J	PO BOX 342	STERLING	AK	99672
065-480-16	T05N R08W S06 KN740044 SWAN VIEW SUB TRACT 3	290,200	\$ 3,525.65	\$ -	WEST WILLIAM O & REBECCA ANN	138 W MARYDALE DR	SOLDOTNA	AK	99669
065-480-17	T05N R08W S06 KN740044 SWAN VIEW SUB TRACT 4	34,300	\$ 3,525.65	\$ -	HEININGER DONALD	PO BOX 129	STERLING	AK	99672
065-480-18	T05N R08W S06 KN740044 SWAN VIEW SUB TRACT 5	97,000	\$ 3,525.65	\$ -	STASAK MICHAEL P LIVING TRUST	PO BOX 48	STERLING	AK	99672
065-480-27	T05N R08W S05 KN850179 T05N R08W S06 VEIL O MIST SUB ADDN NO 8 LOT 1	120,200	\$ 3,525.65	\$ -	MOORE DENTY B & KRISTYNE A	PO BOX 943	STERLING	AK	99672
065-480-28	T05N R08W S05 KN850179 T05N R08W S06 VEIL O MIST SUB ADDN NO 8 LOT 2	30,700	\$ 3,525.65	\$ -	MOORE DENTY B & KRISTYNE A	PO BOX 943	STERLING	AK	99672
065-480-32	T05N R08W S05 KN940061 VEIL O MIST SUB ADDN NO 10 TRACT A-2	163,000	\$ 3,525.65	\$ -	MOORE JESSE P	PO BOX 11	STERLING	AK	99672

OTTER TRAIL - USAD  
FINAL ASSESSMENT ROLL

12/12/01

Parcel #	Legal Description	Total Assessed Value	Maximum Assessment	Required Prepay	Owner	Address	City	ST	Zip
065-480-33	T05N R08W S05 KN940061 VEIL O MIST SUB ADDN NO 10 TRACT 2B	128,600	\$ 3,525.65	\$ -	BRADSHAW JOHN M & A SHERRY	PO BOX 935	STERLING	AK	99672
065-480-34	T05N R08W S05 KN940061 VEIL O MIST SUB ADDN NO 10 TRACT 1B	286,500	\$ 3,525.65	\$ -	FELLMAN JAMES A & JANE B	PO BOX 2884	SOLDOTNA	AK	99669
065-480-35	T05N R08W S06 KN950003 SWAN VIEW SUB LINDLE RESUB LOT 7A	16,100	\$ 3,525.65	\$ -	WEST WILLIAM O & REBECCA A	138 W MARYDALE	SOLDOTNA	AK	99669
065-480-36	T05N R08W S06 KN950003 SWAN VIEW SUB LINDLE RESUB LOT 7B	97,300	\$ 3,525.65	\$ -	KOBERSTEIN DONALD & JULIA	PO BOX 752	STERLING	AK	99672
065-480-40	T05N R08W S05 KN2001073 T05N R08W S06 VEIL O MIST SUB COLLER ADDITION LOT A	141,900	\$ 3,525.65		COLLER AUSTIN E	PO BOX 240123	ANCHORAGE	AK	99524
065-481-23	T05N R08W S05 KN SE1/4 NW1/4	43,000	\$ 3,525.65	\$ -	BAKER BRUCE L & IRENE C	PO BOX 732	COOPER LANDING	AK	99572
065-481-24	T05N R08W S05 KN720051 FISKE SUB TRACT 4	21,700	\$ 3,525.65	\$ -	FELLMAN JAMES A & JANE B	PO BOX 2884	SOLDOTNA	AK	99669
20			70,513						