

Introduced by:	Mayor
Date:	02/04/03
Hearing:	03/11/03
Action:	Enacted
Vote:	8 Yes, 0 No, 1 Absent

**KENAI PENINSULA BOROUGH
ORDINANCE 2003-04**

**AN ORDINANCE OF ASSESSMENT CONFIRMING THE ASSESSMENT ROLL
FOR THE K-B SUBDIVISION ROAD IMPROVEMENT ASSESSMENT DISTRICT**

- WHEREAS,** by Resolution 2001-059, the assembly established the K-B Subdivision Road Improvement 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, are now known; and
- WHEREAS,** the District special assessment roll has been prepared, and the total costs of the improvement less the Road Service Area 25 percent match is allocated among the benefited parcels based on the total assessed value of each parcel; and
- WHEREAS,** the borough clerk 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 to be held March 11, 2003, where objections would be heard; and
- WHEREAS,** on March 11, 2003, the assembly 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,** 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 improvements and paving of Forest Wood Avenue, Ravenwood Street, Huntington Drive, Rockwood Drive, and Homewood Way, which are the access and interior roads of K-B Subdivision, have been completed 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;

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 K-B Subdivision Road Improvement Assessment District, attached as Exhibit A to this ordinance, as presented to the assembly on February 4, 2003 in the total amount of \$347,400.83, less the Road Service Area 25 percent match of \$86,850.21, for a net assessed amount of \$260,550.62 to benefitted parcels of the District 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 6.25 percent per annum. Assessments that are not prepaid shall be paid in ten equal annual installments on March 31 of each year, commencing March 31, 2004. 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.

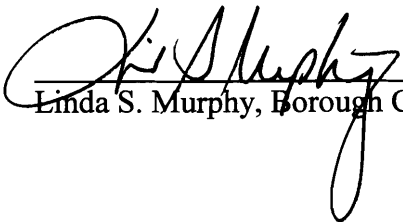
SECTION 6. Termination of Assessment. Upon the discharge of indebtedness to the borough, the finance director shall release special assessment liens associated with the District.

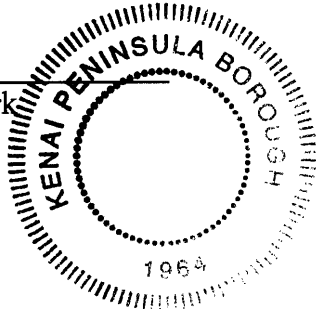
SECTION 7. Effective Date. That this ordinance shall take effect immediately upon its enactment.

ENACTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH THIS 11TH DAY OF MARCH, 2003.


Pete Sprague, Assembly President

ATTEST:


Linda S. Murphy, Borough Clerk



K - B SUBDIVISION - ROAD IMPROVEMENT ASSESSMENT DISTRICT**Actual Project Costs:**

Construction	292,344.75
Gas Line Relocate	3,274.00
Engineering & Project Admin	33,748.00
Easement Acquisition	2,500.00
Filing Fee Adjustment (Engineering Estimate)	4,492.00
KPB Admin Fee	11,042.08
Total Actual Project Costs	347,400.83
Less RSA 25% Match	86,850.21
Project Costs Assessed to Benefited Parcels	260,550.62

Number of Benefited Parcels **60**

Parcel #	Legal Description	Total Assessed Value	Final Assessment	Name	Address	City	ST	ZIP
055-072-12	T05N R11W S26 KN N1/2 NE1/4 SE1/4	90,000	3,509.52	FARNSWORTH DOLLY M ET AL	PO BOX 330	SOLDOTNA	AK	99669
055-550-30	T05N R11W S25 KN SW1/4 THEREOF EXCLUDING THE EASTERLY & SOUTHERLY 50 FT & SE1/4 SE1/4 SW1/4 & SE1/4 SW1/4 SE1/4 SW1/4 & BREMOND SUB (KN760133) &	138,300	5,392.96	BREMOND MARCELLA	47340 VIRGO CT	SOLDOTNA	AK	99669
055-661-12	T05N R11W S26 KN850034 K-B SUB PART 4 LOT 9 BLOCK 5	13,600	530.33	CLARK BEAU M	PO BOX 184	SOLDOTNA	AK	99669
055-662-01	T05N R11W S26 KN850035 K-B SUB PT 5 LOT 1 BLOCK 1	119,700	4,667.66	STEELE DAVID & MARSTON TEENA	35310 HUNTINGTON DR	SOLDOTNA	AK	99669
055-662-02	T05N R11W S26 KN850035 K-B SUB PT 5 LOT 2 BLOCK 1	119,800	4,671.56	ABER VICKIE	PO BOX 2921	SOLDOTNA	AK	99669
055-662-03	T05N R11W S26 KN850035 K-B SUB PT 5 LOT 3 BLOCK 1	119,800	4,671.56	JOHNSRUD DAVID A & SHIRLEY M	PO BOX 4434	SOLDOTNA	AK	99669
055-662-04	T05N R11W S26 KN850035 K-B SUB PT 5 LOT 4 BLOCK 1	119,800	4,671.56	AMBROSINI JAMES G & KARRI M	PO BOX 3583	KENAI	AK	99611
055-662-05	T05N R11W S26 KN850035 K-B SUB PT 5 LOT 1 BLOCK 3	119,800	4,671.56	OPEL KENNETH	35210 HUNTINGTON DR	SOLDOTNA	AK	99669
055-662-06	T05N R11W S26 KN850035 K-B SUB PT 5 LOT 2 BLOCK 3	119,400	4,655.96	WADA JAMES P	PO BOX 3128	KENAI	AK	99611
055-662-07	T05N R11W S26 KN850035 K-B SUB PT 5 LOT 3 BLOCK 3	119,800	4,671.56	ASHE DALE E & DAWN M	PO BOX 3161	SOLDOTNA	AK	99669
055-662-08	T05N R11W S26 KN850035 K-B SUB PT 5 LOT 4 BLOCK 3	118,800	4,632.57	COOK JOHN STEVEN & JO ANN	PO BOX 2637	SOLDOTNA	AK	99669
055-662-09	T05N R11W S26 KN850035 K-B SUB PT 5 LOT 5 BLOCK 3	121,200	4,726.15	FERTIG CALVIN W	35118 HUNTINGTON DR	SOLDOTNA	AK	99669
055-662-10	T05N R11W S26 KN850035 K-B SUB PT 5 LOT 6 BLOCK 3	118,700	4,628.67	GRIMMER TODD A & LAURA D	PO BOX 2428	SOLDOTNA	AK	99669

Parcel #	Legal Description	Total Assessed Value	Final Assessment	Name	Address	City	ST	ZIP
055-662-11	T05N R11W S26 KN850035 K-B SUB PT 5 LOT 7 BLOCK 3	154,700	6,032.47	LANDESS THOMAS W & MICHELLE M	PO BOX 3266	SOLDOTNA	AK	99669
055-662-12	T05N R11W S26 KN850035 K-B SUB PT 5 LOT 8 BLOCK 3	134,100	5,229.18	SHIRNBERG FAYE D & RICHARD S	35155 ROCKWOOD	SOLDOTNA	AK	99669
055-662-13	T05N R11W S26 KN850035 K-B SUB PT 5 LOT 9 BLOCK 3	125,100	4,878.23	SHERRARD TED & KAREN	35173 ROCKWOOD DR	SOLDOTNA	AK	99669
055-662-14	T05N R11W S26 KN850035 K-B SUB PT 5 LOT 10 BLOCK 3	124,400	4,850.94	SMAGGE LORNE E	PO BOX 1800	KENAI	AK	99611
055-662-15	T05N R11W S26 KN850035 K-B SUB PT 5 LOT 11 BLOCK 3	117,800	4,593.57	HARRIMAN DEBRA A	PO BOX 3224	SOLDOTNA	AK	99669
055-662-16	T05N R11W S26 KN850035 K-B SUB PT 5 LOT 12 BLOCK 3	122,200	4,765.15	KEBSCHULL MIKE & DANETTE	35221 ROCKWOOD DR	SOLDOTNA	AK	99669
055-662-17	T05N R11W S26 KN850035 K-B SUB PT 5 LOT 13 BLOCK 3	122,300	4,769.05	COX GREGORY & CYNTHIA	35233 ROCKWOOD DR	SOLDOTNA	AK	99669
055-662-18	T05N R11W S26 KN850035 K-B SUB PT 5 LOT 5 BLOCK 1	118,300	4,613.07	WELCH EDWARD	PO BOX 262	KASILOF	AK	99610
055-662-19	T05N R11W S26 KN850035 K-B SUB PT 5 LOT 6 BLOCK 1	119,400	4,655.96	AUSTIN KEVIN & FANE	35315 ROCKWOOD DR	SOLDOTNA	AK	99669
055-662-20	T05N R11W S26 KN850035 K-B SUB PT 5 LOT 7 BLOCK 1	119,700	4,667.66	WATKINS KURTIS L & TERRY M	PO BOX 2535	SOLDOTNA	AK	99669
055-662-21	T05N R11W S26 KN850035 K-B SUB PT 5 LOT 8 BLOCK 1	122,600	4,780.75	COBURN SCOTT & IRENE	35355 ROCKWOOD DR	SOLDOTNA	AK	99669
055-662-22	T05N R11W S26 KN850035 K-B SUB PT 5 LOT 1 BLOCK 2	116,200	4,531.18	JACKSON JOSEPH R & ELENA S	47095 FORESTWOOD AVE	SOLDOTNA	AK	99669
055-662-23	T05N R11W S26 KN850035 K-B SUB PT 5 LOT 18 BLOCK 2	107,900	4,207.52	LANGLEY RICKY A	PO BOX 342	KENAI	AK	99611
055-662-24	T05N R11W S26 KN850035 K-B SUB PT 5 LOT 17 BLOCK 2	116,900	4,558.48	HANSON LISA K	PO BOX 4346	SOLDOTNA	AK	99669
055-662-25	T05N R11W S26 KN850035 K-B SUB PT 5 LOT 16 BLOCK 2	107,200	4,180.23	ENDRIES PETER J & DEBRA M	35280 ROCKWOOD DR	SOLDOTNA	AK	99669
055-662-26	T05N R11W S26 KN850035 K-B SUB PT 5 LOT 15 BLOCK 2	116,000	4,523.38	CALLOWAY JOHN L	35260 ROCKWOOD DR	SOLDOTNA	AK	99669
055-662-27	T05N R11W S26 KN850035 K-B SUB PT 5 LOT 14 BLOCK 2	121,600	4,741.75	FLAKE ROBERT MITCHEL & VALERIE BEA	43750 K-BEACH RD	SOLDOTNA	AK	99669
055-662-28	T05N R11W S26 KN850035 K-B SUB PT 5 LOT 13 BLOCK 2	123,000	4,796.34	DABLEMONT DON E & LINDA C	PO BOX 4213	SOLDOTNA	AK	99669
055-662-29	T05N R11W S26 KN850035 K-B SUB PT 5 LOT 12 BLOCK 2	153,500	5,985.68	SHADURA PAUL A II	PO BOX 1632	KENAI	AK	99611
055-662-30	T05N R11W S26 KN850035 K-B SUB PT 5 LOT 11 BLOCK 2	9,900	386.05	SHADURA PAUL A II	PO BOX 1632	KENAI	AK	99611
055-662-31	T05N R11W S26 KN850035 K-B SUB PT 5 LOT 10 BLOCK 2	133,000	5,186.29	REVEILLE RYAN	35295 RAVENWOOD	SOLDOTNA	AK	99669
055-662-32	T05N R11W S26 KN850035 K-B SUB PT 5 LOT 9 BLOCK 2	104,600	4,078.84	MILLER FRANK & MARIE C	PO BOX 483	SOLDOTNA	AK	99669

Parcel #	Legal Description	Total Assessed Value	Final Assessment	Name	Address	City	ST	ZIP
055-662-33	T05N R11W S26 KN850035 K-B SUB PT 5 LOT 8 BLOCK 2	101,500	3,957.96	CLINE SCOTT G & DEANNA R	35275 RAVENWOOD ST	SOLDOTNA	AK	99669
055-662-34	T05N R11W S26 KN850035 K-B SUB PT 5 LOT 7 BLOCK 2	9,900	386.05	CLINE SCOTT G & DEANNA	35275 RAVENWOOD	SOLDOTNA	AK	99669
055-662-35	T05N R11W S26 KN850035 K-B SUB PT 5 LOT 6 BLOCK 2	116,300	4,535.08	DUNN JAMES M & CONNIE K	PO BOX 3724	SOLDOTNA	AK	99669
055-662-36	T05N R11W S26 KN850035 K-B SUB PT 5 LOT 5 BLOCK 2	116,400	4,538.98	COLE DOUGLAS	PO BOX 3387	SOLDOTNA	AK	99669
055-662-37	T05N R11W S26 KN850035 K-B SUB PT 5 LOT 4 BLOCK 2	164,800	6,426.32	FRANKE SHANE L & KIMBERLEY C	PO BOX 427	SOLDOTNA	AK	99669
055-662-38	T05N R11W S26 KN850035 K-B SUB PT 5 LOT 3 BLOCK 2	114,900	4,480.49	TUTTLE JOHN K & CHERYL L	47055 FOREST WOOD AVE	SOLDOTNA	AK	99669
055-662-39	T05N R11W S26 KN850035 K-B SUB PT 5 LOT 2 BLOCK 2	117,600	4,585.77	KJOSTAD LEIF J & TAMARA M	47075 FOREST WOOD AVE	SOLDOTNA	AK	99669
055-662-40	T05N R11W S26 KN850035 K-B SUB PT 5 LOT 34 BLOCK 4	118,400	4,616.97	PEARSON GREGORY L & MICHELLE J	215 IOWA ST	KENAI	AK	99611
055-662-41	T05N R11W S26 KN850035 K-B SUB PT 5 LOT 33 BLOCK 4	121,900	4,753.45	COWGILL CLINT W & LAURIE A	PO BOX 544	KENAI	AK	99611
055-662-42	T05N R11W S26 KN850035 K-B SUB PT 5 LOT 32 BLOCK 4	121,600	4,741.75	OLIVER ANTHONY J & MELISSA S	35305 HUNTINGTON DR	SOLDOTNA	AK	99669
055-662-43	T05N R11W S26 KN850035 K-B SUB PT 5 LOT 31 BLOCK 4	136,100	5,307.17	HACKLEMAN KENT W & SHARON L	35285 HUNTINGTON DR	SOLDOTNA	AK	99669
055-662-44	T05N R11W S26 KN850035 K-B SUB PT 5 LOT 30 BLOCK 4	102,700	4,004.75	JACKSON GARY L & ROSEANN	PO BOX 2248	SOLDOTNA	AK	99669
055-662-45	T05N R11W S26 KN850035 K-B SUB PT 5 LOT 29 BLOCK 4	121,800	4,749.55	KREIDER IRVIN L III	PO BOX 729	SOLDOTNA	AK	99669
055-662-46	T05N R11W S26 KN850035 K-B SUB PT 5 LOT 28 BLOCK 4	138,900	5,416.36	RIGGINS JOHNNY L & EMILY E	35225 HUNTINGTON DR	SOLDOTNA	AK	99669
055-662-47	T05N R11W S26 KN850035 K-B SUB PT 5 LOT 27 BLOCK 4	102,400	3,993.05	LEWIS RICHARD W & TERRI R	PO BOX 912	SOLDOTNA	AK	99669
055-662-48	T05N R11W S26 KN850035 K-B SUB PT 5 LOT 26 BLOCK 4	95,400	3,720.09	COLE SCOTT R	35185 HUNTINGTON DR	SOLDOTNA	AK	99669
055-662-49	T05N R11W S26 KN850035 K-B SUB PT 5 LOT 25 BLOCK 4	102,400	3,993.05	DORNBERGER FREDERICK W III & GLORIA M	35165 HUNTINGTON DR	SOLDOTNA	AK	99669
055-662-50	T05N R11W S26 KN850035 K-B SUB PT 5 LOT 24 BLOCK 4	95,500	3,723.99	CHIRCOP TONY	PO BOX 1924	SOLDOTNA	AK	99669
055-662-51	T05N R11W S26 KN850035 K-B SUB PT 5 LOT 23 BLOCK 4	119,800	4,671.56	IVANOFF LAURA LEE	PO BOX 1136	SOLDOTNA	AK	99669
055-662-52	T05N R11W S26 KN850035 K-B SUB PT 5 LOT 22 BLOCK 4	118,800	4,632.57	SCHULTZ JOSEPH E & FROST ANGELA A	35115 HUNTINGTON DR	SOLDOTNA	AK	99669
055-662-53	T05N R11W S26 KN850035 K-B SUB PT 5 LOT 21 BLOCK 4	119,200	4,648.16	SUTTON MARKE WADE & ANNETTE MARIE	PO BOX 2768	KENAI	AK	99611
055-662-54	T05N R11W S26 KN850035 K-B SUB PT 5 LOT 20 BLOCK 4	143,900	5,611.33	BAKER JEFFY & JESSICA E	PO BOX 1729	SOLDOTNA	AK	99669

Parcel #	Legal Description	Total Assessed Value	Final Assessment	Name	Address	City	ST	ZIP
055-662-55	T05N R11W S26 KN850035 K-B SUB PT 5 LOT 19 BLOCK 4	10,500	409.44	K-B WATER SERVICE ASSOC INC	PO BOX 1866	SOLDOTNA	AK	99669
055-662-56	T05N R11W S26 KN840006 K-B SUB PT 2 LOT 18	16,300	635.61	KENAI PENINSULA BOROUGH	144 N BINKLEY ST	SOLDOTNA	AK	99669
055-662-73	T05N R11W S26 KN850034 K-B SUB PT 4 LOT 1 BLOCK 4	125,600	4,897.73	CLARK LINDA	2156 W MOUNTAIN OAK RD	PRESCOTT	AZ	86305
60		6,681,700	260,550.62					

Parcels listed below have additional primary owners and the names and addresses are identified below:

055-072-12	MYNARCIK FRANK & LEEDY TRUSTEES	806 LAVA FLOW DR	SANTA CLARA	UT	84765
	JACKSON EDGAR & ALICE	PO BOX 330	SOLDOTNA	AK	99669
055-550-30	BREMOND LOVELYN	PO BOX 1373	EL CAJON	CA	92022

PETITION SIGNATURE REQUIREMENTS:

43

SIGNATURES REQUIRED DURING PETITION PROCESS

DELINQUENT PROPERTY TAX RATIO:

9.76%

NO MORE THAN 10% OF THE BENEFITED PARCELS MAY BE DELINQUENT

IMPROVED/UNIMPROVED PARCEL VALUE RATIO:

4%

CANNOT EXCEED 40%