

Introduced by: Mayor  
Date: 02/17/04 & 03/16/04  
Action: Postponed until 03/16/04  
Action: Adopted  
Vote: 9 Yes, 0 No

**KENAI PENINSULA BOROUGH  
RESOLUTION 2004-022**

**A RESOLUTION TO PROCEED WITH THE CHAR SUBDIVISION UTILITY SPECIAL  
ASSESSMENT DISTRICT FOR A NATURAL GAS MAIN LINE**

**WHEREAS**, on December 16, 2003, the assembly adopted resolution 2003-124 defining the boundaries of the proposed Utility Special Assessment District (USAD); approving the plans, specifications, profiles, and estimated costs of the improvements; setting forth the estimated assessment roll, the financing mechanism, and payment schedule; and finding and declaring the necessity for construction of the proposed natural gas improvement for the Char Subdivision USAD; and

**WHEREAS**, more than thirty days have passed since the adoption of the Resolution of Necessity, and the Borough Clerk has not received written objections from owners of lots or parcels bearing one-half or more of the estimated costs of improvement; and

**WHEREAS**, it is now incumbent upon the assembly to adopt an estimated assessment roll and authorize the mayor to proceed with construction of the improvement;

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

**SECTION 1.** That the borough shall proceed with the construction of the improvements for the Char Subdivision USAD in accordance with the provisions of KPB Resolution 2003-124, and the mayor is authorized to proceed with the construction of the improvements and to negotiate and execute such documents as are determined to be in the best interests of the borough to accomplish this project.

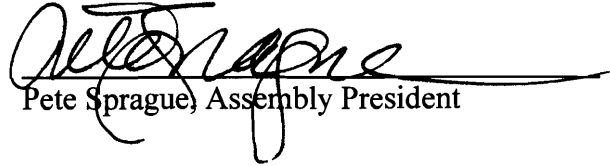
**SECTION 2.** That the Estimated Assessment Roll, Exhibit "A", is incorporated by reference herein and adopted.

**SECTION 3.** That the Borough Clerk shall cause a copy of this resolution and the Estimated Assessment Roll to be recorded in the District Recorder's Office for the State of Alaska at Kenai.

**SECTION 4.** That properties within the district are properly included and subject to assessment for the improvement.

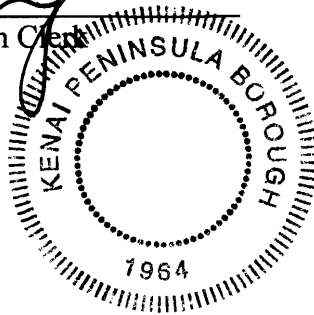
**SECTION 5.** That this resolution shall take effect immediately upon its adoption.

**ADOPTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH THIS 16TH DAY OF MARCH, 2004.**

  
Pete Sprague, Assembly President

ATTEST:

  
Linda S. Murphy, Borough Clerk



CHAIRMAN'S DIVISION  
ESTIMATED ASSESSMENT ROLL  
EXHIBIT "A"

1 r 4, 2003

**CHAR SUBDIVISION - UTILITY SPECIAL ASSESSMENT DISTRICT**

Enstar Cost \$ 150,630.00  
 KPBA Admin Cost \$ 11,179.88  
 Total Est. Cost \$ 161,809.88

Total Cost \$ 161,809.88  
 Total Prepayments \$ 2,184.72  
 Total Assessments \$ 159,625.16

No. of Parcels 74  
 Cost/Parcel \$ 2,186.62

Parcels > 21% 4  
 Total To Prepay \$ 2,184.72

Parcel #	Legal	Total Assessed Value	Maximum Assessment	Required Prepay	Owner	Address	City	ST	Zip
13140015	KN0790042 T04N R11W S27 LAKE LAND SUB LOT 1 BLOCK 1	124,300	2,186.62	\$ -	BANTA JOYCE	29500 RAVENWOOD PL	SOLDOTNA	AK	99669
13148008	KN0001323 T04N R11W S27 CHAR SUB LOT 1 BLOCK 3	9,100	2,186.62	\$ -	BATES MARIE	36180 GREENRIDGE ST	SOLDOTNA	AK	99669
13148028	KN0001323 T04N R11W S27 CHAR SUB LOT 10 BLOCK 1	34,600	2,186.62	\$ -	CARROLL DONALD M & PAULINE	29380 BLUEBELL LN	SOLDOTNA	AK	99669
13148051	KN T04N R11W S34 BEGINNING AT THE E1/16 CORNER COMMON TO SEC 27 & 34 PROCEED W 294.94 FT TH S 25 DEG 38 MIN 30 SEC W 615.20 FT TH S 25 DEG 38 MIN 30 SEC W 51.94 FT TO THE POB TH S 64 DEG 21 MIN 30 SEC E 1058.85 FT TH S 25 DEG 38 MIN 30 SEC	106,300	2,186.62	\$ -	CARTER HAROLD W & BONNIE L	50805 STERLING HWY	SOLDOTNA	AK	99669
13148015	KN0001323 T04N R11W S27 CHAR SUB LOT 10 BLOCK 2	4,300	1,362.19	\$ 824.43	CHAR F P & F C/O JUNE MALLETTE	50515 STERLING HWY	SOLDOTNA	AK	99669
13148016	KN0001323 T04N R11W S27 CHAR SUB LOT 9 BLOCK 2	4,300	1,362.19	\$ 824.43	CHAR F P & F C/O JUNE MALLETTE	50515 STERLING HWY	SOLDOTNA	AK	99669
13148038	KN0800120 T04N R11W S27 CHAR SUB NO 4 LOT 3	79,800	2,186.62	\$ -	CLAVELL ELMER T & SMEDLEY ARLENE	50470 STERLING HWY	SOLDOTNA	AK	99669
13148001	KN0880057 T04N R11W S34 TRACT C-1 CHAR SUB ADDN NO 1 DILLEY REPLAT	127,700	2,186.62	\$ -	DILLEY JOSEPH W & BARBARA W	PO BOX 592	SOLDOTNA	AK	99669
13148027	KN0001323 T04N R11W S27 CHAR SUB LOT 9 BLOCK 1	77,200	2,186.62	\$ -	DUNN CHARLEY R & JANET FAE	29350 BLUE BELL LN	SOLDOTNA	AK	99669
13148033	KN0001323 T04N R11W S27 CHAR SUB LOT 3 BLOCK 1	116,200	2,186.62	\$ -	ELLINGTON MICHAEL L & TERI L	PO BOX 811	SOLDOTNA	AK	99669
13148014	KN0001323 T04N R11W S27 CHAR SUB LOT 11 BLOCK 2	65,400	2,186.62	\$ -	ENGHOLM DAVID A & DEBRA R	PO BOX 2424	SOLDOTNA	AK	99669
13154002	KN0780222 T04N R11W S34 CHAR SUB ADDN NO 3 LOT 4 BLOCK 1	77,700	2,186.62	\$ -	EXUM WAYNE E	PO BOX 196	SOLDOTNA	AK	99669
13148034	KN0001323 T04N R11W S27 CHAR SUB LOT 4 BLOCK 1	79,500	2,186.62	\$ -	GASTON ROBERT N	PO BOX 1156	SOLDOTNA	AK	99669
13148021	KN0001323 T04N R11W S27 CHAR SUB LOT 4 BLOCK 2	17,400	2,186.62	\$ -	HAWKINS LARRY & SANDRA	29395A BLUEBELL LN	SOLDOTNA	AK	99669
13148024	KN0001323 T04N R11W S27 CHAR SUB LOT 1 BLOCK 2	98,500	2,186.62	\$ -	HAWKINS LARRY D & SANDRA L	29285A BLUEBELL LN	SOLDOTNA	AK	99669
13148012	KN0001323 T04N R11W S27 CHAR SUB LOT 13 BLOCK 2	8,300	2,186.62	\$ -	HUESSER PAULA ANDREA	20811 N DAY MT SPOKANE RD MEAD		WA	99021
13148013	KN0001323 T04N R11W S27 CHAR SUB LOT 12 BLOCK 2	31,600	2,186.62	\$ -	HUESSER PAULA ANDREA	20811 N DAY MT SPOKANE RD MEAD		WA	99021

CHAIR DIVISION  
ESTIMATE ASSESSMENT ROLL  
EXHIBIT "A"

4, 2003

Parcel #	Legal	Total			Owner	Address	City	ST	Zip
		Assessed Value	Maximum Assessment	Required Prepay					
13148025	KN0001323 T04N R11W S27 CHAR SUB LOT 7 BLOCK 1	97,700	2,186.62	\$ -	HUGHES ALVIE C & WANDA G	48370 CHARLAND DR	SOLDOTNA	AK	99669
13140035	KN0810127 T04N R11W S27 WALBAR SUB LOT 2	34,400	2,186.62	\$ -	JEFFERSON GARY A & SUSAN K	29665 WILSON ST	SOLDOTNA	AK	99669
13117067	KN T04N R11W S27 BEGINNING AT THE CENTER 1/4 CORNER OF SEC 27 PROCEED S 00 DEG 10 MIN E ALONG CENTERLINE 1522.07 FT TH S 79 DEG 13 MIN E 897.26 FT TO A POINT ON THE WEST EDGE OF THE STERLING HWY TH S 04 DEG 44 MIN W 201.10 FT ALONG SAID ROW	17,100	2,186.62	\$ -	JOHNSTON WILLIAM N JR	PO BOX 8500	INDIAN	AK	99540
13140001	KN0760068 T04N R11W S27 TRACT 1 KIMBREL SUB	10,400	2,186.62	\$ -	KIMBREL A E JR	PO BOX 18479	SPOKANE	WA	99228
13140008	KN0760068 T04N R11W S27 TRACT 8 KIMBREL SUB	10,200	2,186.62	\$ -	KIMBREL ALVIN EDWARD	PO BOX 18479	SPOKANE	WA	99228
13117026	KN T04N R11W S27 BEGINNING AT THE CENTER 1/4 CORNER OF SEC 27 PROCEED S 0 DEG 10 MIN E ALONG CENTER LINE 1522.07 FT TO THE POB TH S 79 DEG 13 MIN E 897.26 FT TO A POINT OF THE WEST EDGE OF THE STERLING HWY TH S 04 DEG 44 MIN W ALONG SAID RO	95,300	2,186.62	\$ -	KRAUS WILLIAM J & MARGARET	50490 STERLING HWY	SOLDOTNA	AK	99669
13148046	KN0880030 T04N R11W S34 CHAR SUB WALLACE ADDN LOT B-3	72,100	2,186.62	\$ -	LACY PAUL E & KAREN	369 TYEE ST	SOLDOTNA	AK	99669
13148031	KN0001323 T04N R11W S27 CHAR SUB LOT 1 BLOCK 1	92,200	2,186.62	\$ -	LDG INC	PO BOX 877	SOLDOTNA	AK	99669
13148032	KN0001323 T04N R11W S27 CHAR SUB LOT 2 BLOCK 1	8,000	2,139.19	\$ 47.43	LDG INC	PO BOX 877	SOLDOTNA	AK	99669
13170011	KN0990079 T04N R11W S34 MALLETT HOMESTEAD SUB NO 2 LOT 1	148,100	2,186.62	\$ -	MALLETT DOUG & HOLLY	48350 BRUCE'S AVENUE	SOLDOTNA	AK	99669
13170013	KN0990079 T04N R11W S34 MALLETT HOMESTEAD SUB NO 2 TRACT D	31,400	2,186.62	\$ -	MALLETT DOUG & HOLLY	48350 BRUCE'S AVENUE	SOLDOTNA	AK	99669
13148037	KN0800120 T04N R11W S27 CHAR SUB NO 4 LOT 2	52,000	2,186.62	\$ -	MALLETT EDMOND F JR	PO BOX 1756	SOLDOTNA	AK	99669
13148039	KN0800120 T04N R11W S27 CHAR SUB NO 4 LOT 1	18,000	2,186.62	\$ -	MALLETT EDMOND F JR	PO BOX 1756	SOLDOTNA	AK	99669
13148003	KN0001735 T04N R11W S27 TRACT A CHAR SUB ADDN NO 1	176,200	2,186.62	\$ -	MALLETT EDMOND F JR & CINDE	PO BOX 1756	SOLDOTNA	AK	99669
13117074	KN T04N R11W S27 THAT PORTION OF THE E1/2 SW1/4 & W1/2 SE1/4 LYING WEST OF THE STERLING HWY	63,600	2,186.62	\$ -	MALLETT JUNE M	50515 STERLING HWY	SOLDOTNA	AK	99669
13148004	KN0750091 T04N R11W S27 TRACT D CHAR SUB ADDN NO 2	126,600	2,186.62	\$ -	MALLETT JUNE M	50515 STERLING HWY	SOLDOTNA	AK	99669
13148050	KN0910034 T04N R11W S34 MALLETT HOMESTEAD SUB NO 1 LOT 1	111,300	2,186.62	\$ -	MALLETT WAYNE F & DAWN L	48339 DJ'S DRIVE	SOLDOTNA	AK	99669
13170012	KN0990079 T04N R11W S34 MALLETT HOMESTEAD SUB NO 2 TRACT E	31,100	2,186.62	\$ -	MALLETT WAYNE F & DAWN L	48339 DJ'S DRIVE	SOLDOTNA	AK	99669

CHAPEL DIVISION  
ESTIMATED ASSESSMENT ROLL  
EXHIBIT "A"

4, 2003

Parcel #	Legal	Total Assessed Value	Maximum Assessment	Required Prepay	Owner	Address	City	ST	Zip
13148040	KN0820020 T04N R11W S34 CHAR SUB ADDN NO 1 ELMER GATTENBY 1982 SUB OF TR B LOT 1	16,700	2,186.62	\$ -	MANSFIELD ROBERT E SR & TRESSA D	50705 STERLING HWY	SOLDOTNA	AK	99669
13140036	KN0810127 T04N R11W S27 WALBAR SUB LOT 3	168,500	2,186.62	\$ -	MAROK THOMAS D & PAMELA M	29583 WILSON ST	SOLDOTNA	AK	99669
13148009	KN0001323 T04N R11W S27 CHAR SUB LOT 2 BLOCK 3	137,200	2,186.62	\$ -	MCDONALD JOHN W III & MACKAY-MCDONALD SHAWN J	PO BOX 571	SOLDOTNA	AK	99669
13148026	KN0001323 T04N R11W S27 CHAR SUB LOT 8 BLOCK 1	102,700	2,186.62	\$ -	MCGHEE DONALD G	29320 BLUEBELL LN	SOLDOTNA	AK	99669
13148019	KN0001323 T04N R11W S27 CHAR SUB LOT 6 BLOCK 2	8,600	2,186.62	\$ -	MITCHELL MELVIN M & MARY L	15745 VAIL RD SE	YELM	WA	98597
13117059	KN0750070 T04N R11W S27 TRACT 1 DALLAS SUB	96,000	2,186.62	\$ -	MORRISON JAMES H & PATRICIA	PO BOX 1615	SOLDOTNA	AK	99669
13117060	KN0750070 T04N R11W S27 TRACT 2 DALLAS SUB	19,100	2,186.62	\$ -	MORRISON JAMES H & PATRICIA	PO BOX 1615	SOLDOTNA	AK	99669
13148029	KN0001323 T04N R11W S27 CHAR SUB LOT 11 BLOCK 1	125,600	2,186.62	\$ -	MORRISON KENNETH W & RITA M	29410 BLUEBELL LN	SOLDOTNA	AK	99669
13148018	KN0001323 T04N R11W S27 CHAR SUB LOT 7 BLOCK 2	27,100	2,186.62	\$ -	MORRISON THERESA R	49387 GOLDDUST DR	SOLDOTNA	AK	99669
13148017	KN0001323 T04N R11W S27 CHAR SUB LOT 8 BLOCK 2	27,100	2,186.62	\$ -	NUSHART KENNETH J & MARY LOU	48575 GOLDDUST DR	SOLDOTNA	AK	99669
13148011	KN0001323 T04N R11W S27 CHAR SUB LOT 14 BLOCK 2	8,600	2,186.62	\$ -	NYE FRONTIER FORD INC	2701 E MOUNTAIN VILLAGE DR	WASILLA	AK	99654
13148022	KN0001323 T04N R11W S27 CHAR SUB LOT 3 BLOCK 2	72,700	2,186.62	\$ -	OCHSNER GREG D	PO BOX 1977	SOLDOTNA	AK	99669
13140023	KN0790042 T04N R11W S27 LAKE LAND SUB BLOCK 2	33,700	2,186.62	\$ -	PARIS DARELL D & LUCINDA R	PO BOX 752	SOLDOTNA	AK	99669
13140033	KN T04N R11W S27 SW1/4 SW1/4 SW1/4 NE1/4 EXCLUDING ROW	116,000	2,186.62	\$ -	PARIS DARELL D & LUCINDA R	PO BOX 752	SOLDOTNA	AK	99669
13140016	KN0790042 T04N R11W S27 LAKE LAND SUB LOT 8 BLOCK 1	96,200	2,186.62	\$ -	PERRINE CHARLES D & MARIAN	48285 STAR CT	SOLDOTNA	AK	99669
13148005	KN0780016 T04N R11W S27 TRACT E-1 CHAR SUB ADDN NO 2 RESUB OF TRACT E	71,400	2,186.62	\$ -	PETERSON TRUMAN & PHILLIS J	3910 83RD AVE NE	EVERETT	WA	98205
13140021	KN0790042 T04N R11W S27 LAKE LAND SUB LOT 5 BLOCK 1	12,000	2,186.62	\$ -	PORTER J CRAIG & MARGARETTE	48350 PATSY CT	SOLDOTNA	AK	99669
13140022	KN0790042 T04N R11W S27 LAKE LAND SUB LOT 4 BLOCK 1	50,800	2,186.62	\$ -	PORTER J CRAIG & MARGARETTE	48350 PATSY CT	SOLDOTNA	AK	99669
13140018	KN0790042 T04N R11W S27 LAKE LAND SUB LOT 2 BLOCK 1	118,000	2,186.62	\$ -	POWELL DENNIS & JENICE	29600 RAVENWOOD PL	SOLDOTNA	AK	99669
13140077	KN0960052 T04N R11W S27 LAKE LAND SUB KUEHL ADDN LOT 3B	10,000	2,186.62	\$ -	POWELL DENNIS & JENICE	29600 RAVENWOOD PL	SOLDOTNA	AK	99669
13148030	KN0001323 T04N R11W S27 CHAR SUB LOT 12 BLOCK 1	77,100	2,186.62	\$ -	PRUETT NAOMI JANICE & JAMES DEAN	PO BOX 1424	SOLDOTNA	AK	99669
13148006	KN0780016 T04N R11W S27 TRACT E-2 CHAR SUB ADDN NO 2 RESUB OF TRACT E	13,800	2,186.62	\$ -	RITTER PETER J & LISA G	30520 STUBBLEFIELD DR	SOLDOTNA	AK	99669

CHAI /ISION  
ESTIMATE /SMEN ROLL  
EXHIBIT "A"

r 4, 2003

Parcel #	Legal	Total Assessed Value	Maximum Assessment	Required Prepay	Owner	Address	City	ST	Zip
13148007	KN0780016 T04N R11W S27 TRACT E-3 CHAR SUB ADDN NO 2 RESUB OF TRACT E	5,900	1,698.19	\$ 488.43	RITTER PETER J & LISA G	30520 STUBBLEFIELD DR	SOLDOTNA	AK	99669
13148010	KN0001323 T04N R11W S27 CHAR SUB LOT 15 BLOCK 2	98,700	2,186.62	\$ -	HOUSING & URBAN DEV C/O MICHAELSON CONNOR & BOUL	5312 BOLSA AVE SUITE 200	HUNTINGTON BEACH	CA	92649
13148035	KN0001323 T04N R11W S27 CHAR SUB LOT 5 BLOCK 1	128,900	2,186.62	\$ -	RUSSELL JERRY L & INEZ I	PO BOX 1676	SOLDOTNA	AK	99669
13117031	KN T04N R11W S27 SE1/4 NW1/4	39,900	2,186.62	\$ -	SALAMATOF NATIVE ASSN INC	PO BOX 2682	KENAI	AK	99611
13117010	KN T04N R11W S27 SW1/4 SW1/4 OF SEC 26 & THAT PORTION OF THE E1/2 SE1/4 OF SEC 27 LYING EAST OF THE STERLING HWY	170,500	2,186.62	\$ -	TAYLOR JAMES W & SANDRA K	50235 STERLING HWY	SOLDOTNA	AK	99669
13154001	KN0780222 T04N R11W S34 CHAR SUB ADDN NO 3 LOT 1 BLOCK 2	58,300	2,186.62	\$ -	TAYLOR LELAND F	PO BOX 2441	SOLDOTNA	AK	99669
13117005	KN T04N R11W S27 NE1/4 NE1/4 SW1/4	215,000	2,186.62	\$ -	TAYLOR ROBERT S & JOYCE H	PO BOX 886	SOLDOTNA	AK	99669
13148023	KN0001323 T04N R11W S27 CHAR SUB LOT 2 BLOCK 2	19,500	2,186.62	\$ -	THROOP THOMAS I C/O PATTY THROOP	1115 BICKLETON HWY	GOLDENDALE	WA	98620
13148020	KN0001323 T04N R11W S27 CHAR SUB LOT 5 BLOCK 2	16,600	2,186.62	\$ -	THROOP THOMAS L C/O JULIE NICHOLS	23545 S COHOE LP RD	KASILOF	AK	99610
13140017	KN0790042 T04N R11W S27 LAKE LAND SUB LOT 7 BLOCK 1	12,000	2,186.62	\$ -	VERSAW CHARLES BARCLEY	48285 PATSY COURT	SOLDOTNA	AK	99669
13140020	KN0790042 T04N R11W S27 LAKE LAND SUB LOT 6 BLOCK 1	129,300	2,186.62	\$ -	VERSAW CHARLES BARCLEY	48285 PATSY COURT	SOLDOTNA	AK	99669
13140076	KN0960052 T04N R11W S27 LAKE LAND SUB KUEHL ADDN LOT 3A	95,500	2,186.62	\$ -	VOIGHT JESSE S & SARAH	48327 PATSY CT	SOLDOTNA	AK	99669
13148045	KN0880030 T04N R11W S34 CHAR SUB WALLACE ADDN LOT B-4	9,600	2,186.62	\$ -	LACY PAUL E & KAREN	369 N TYEE ST	SOLDOTNA	AK	99669
13117011	KN T04N R11W S27 THAT PORTION OF THE NE1/4 SE1/4 LYING NORTHWEST OF THE STERLING HWY	11,000	2,186.62	\$ -	WEST FRED M & JULIE J	30022 KIMBERLY ST	SOLDOTNA	AK	99669
13148036	KN0001323 T04N R11W S27 CHAR SUB LOT 6 BLOCK 1	75,100	2,186.62	\$ -	WESTERN RUSSELL	30865 ARC LOOP ROAD	SOLDOTNA	AK	99669
13140034	KN0810127 T04N R11W S27 WALBAR SUB LOT 1	12,600	2,186.62	\$ -	WILSON WALTER E	5109 E FARMDALE AVE	MESA	AZ	85206
13140037	KN0810127 T04N R11W S27 WALBAR SUB LOT 5	10,800	2,186.62	\$ -	WILSON WALTER E	5109 E FARMDALE AVE	MESA	AZ	85206
74				2,184.72					

The following parcels are being purchased on a real estate contract. Owner of record is Char F P & F and is included in the above information.

Parcel #: 13148015 & 13148016

MEDLEY TED

The following parcel has an additional primary owner which is detailed below.

Parcel #: 13148045

STEFFENSON SANDRA KAY 69497 233RD STREET  
ET AL

DASSEL

MN 55325