

Introduced by: Mayor
Date: 08/15/00
Action: Adopted
Vote: 8 Yes, 0 No, 1 Absent

**KENAI PENINSULA BOROUGH
RESOLUTION 2000-067**

**A RESOLUTION OF NECESSITY ESTABLISHING THE MOOSE RANGE
MEADOWS, PHASE II SUBDIVISION UTILITY SPECIAL ASSESSMENT DISTRICT
FOR CONSTRUCTION OF A NATURAL GAS MAIN LINE**

- WHEREAS,** residents of the borough adopted a non-area-wide power by the vote of the people to form special assessment districts for utility lines in 1991; and
- WHEREAS,** natural gas provides a safe, economical heating alternative and has been shown to increase the value and marketability of parcels; and
- WHEREAS,** many of the lots within the proposed district are riverfront properties and the availability of natural gas as a heating fuel may decrease the utilization of heating fuels requiring storage containers which may leak their contents, thereby minimizing the potential for pollution to the river and streams, area drinking water, and the environment; and
- WHEREAS,** a petition has been received requesting the establishment of a utility special assessment district for financing the construction of an extension of Enstar's natural gas service line to the Moose Range Meadows, Phase II Subdivision; and
- WHEREAS,** KPB 5.35 requires signatures of the owners of more than 70% of the parcels within the proposed district sign the petition and 74.1% have signed the petition; and
- WHEREAS,** Resolution 92-54 requires that within 90 days of filing of the petition, the Mayor shall cause to be prepared a Resolution of Necessity for the Assembly's consideration to determine: a) whether the proposed USAD meets the requirements of KPB Chapter 5.35, and b) whether the Borough should establish a USAD as proposed by the petition; and
- WHEREAS,** this Resolution, with its attached exhibits, which are incorporated by reference as if fully set forth herein, sets out the plans, specifications, estimated costs, proposed method of assessment, payment schedule, estimated assessment roll, proposed method of Borough financing, and schedule for construction as required by KPB Chapter 5.35 and the regulations adopted under that Chapter;

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

SECTION 1. That this resolution is supported by the information in the following attached exhibits which are incorporated by reference as if fully set forth herein:

- 1) Clerk's certification of the petition, dated July 21, 2000;
- 2) USAD profile information sheet, dated August 15, 2000;
- 3) the estimated assessment roll;
- 4) a map of the boundaries of the proposed USAD;
- 5) petition form information cover sheet;
- 6) letter-statement from Enstar Natural Gas dated April 6, 2000; and,
- 7) a memo from the Finance Director dated **July 21, 2000**.

SECTION 2. That the boundaries of USAD for a gas mainline set forth in the map attached as Exhibit 4 and the properties legally described in Exhibit 3, are hereby approved as comprising the USAD.

SECTION 3. That the plans, specifications, profiles, and estimated costs set forth in Exhibit 2 and the schedule for construction set forth in Exhibit 6 are hereby approved.

SECTION 4. That the method of laying the special assessment shall be on an equal allocation per lot, parcel, or tract as authorized by KPB 5.35. Uniform allocation of costs to each parcel in the proposed district is a fair method because each parcel is equally benefitted by the ability to connect a service line to the mainline.

SECTION 5. That the estimated assessment roll, set forth in Exhibit 3, is incorporated by reference as if fully set forth herein.

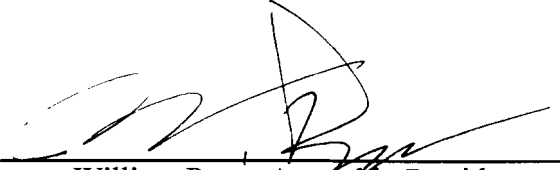
SECTION 6. Special assessment bonds will not be issued in anticipation of collection of the special assessments. Borough investment monies shall be the financing mechanism. The frequency and number of installment payments shall be as follows:

Special assessments levied on property within the Moose Range Meadows Phase II Subdivision Utility Special Assessment District may be paid in ten (10) equal annual installments. Penalties will not be imposed for accelerated payments.

SECTION 7. That the proposed Moose Range Meadows, Phase II Subdivision Utility Special Assessment District, as described and proposed through Exhibits 1 – 7, is found to meet the requirements of KPB Chapter 5.35 and is determined to be necessary and in the Borough's interest.

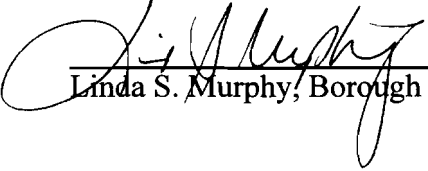
SECTION 8. That this resolution shall take effect immediately upon its adoption.

ADOPTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH THIS 15TH DAY OF AUGUST, 2000.

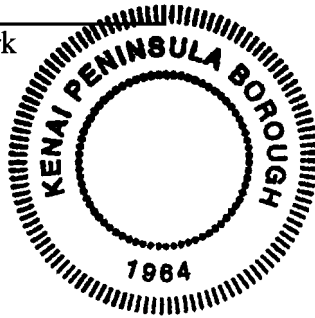


William Popp, Assembly President

ATTEST:



Linda S. Murphy, Borough Clerk





KENAI PENINSULA BOROUGH

144 N. BINKLEY • SOLDOTNA, ALASKA • 99669-7599
BUSINESS (907) 262-8608 FAX (907) 262-8615
EMAIL: assemblyclerk@borough.kenai.ak.us

LINDA MURPHY, CMC
BOROUGH CLERK

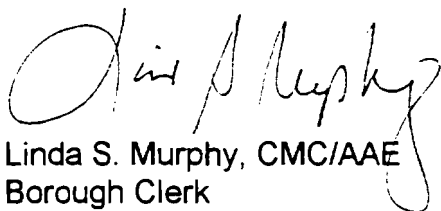
KENAI PENINSULA BOROUGH CERTIFICATION OF PETITION

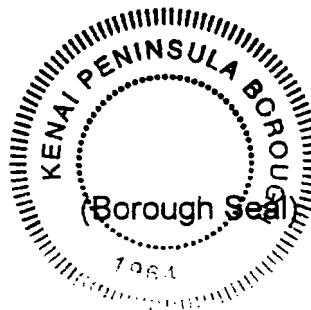
Moose Range Meadows Utility Special Assessment District

A petition for formation of the Moose Range Meadows Utility Special Assessment District was received in the Office of the Borough Clerk on August 8, 1999. I hereby certify the petition as sufficient. Signatures of property owners of 41 parcels (70% of 58 parcels) were required. Signatures of property owners of 43 parcels were validated.

A check in the amount of \$1,000.00 was received with the original petition filed in 1999. The administration has agreed to apply the original deposit to this USAD application.

Dated this 21st day of July, 2000.


Linda S. Murphy, CMC/AE
Borough Clerk



Copies Provided to:

Don Hopkins, Box 2987, Soldotna (Representing Petitioners)
✓ Clyde Johnson, KPБ USAD Coordinator
KPБ Assembly President Popp and Members of the Assembly
KPБ Mayor Dale Bagley

EXHIBIT 1

MOOSE RANGE MEADOWS, PHASE II SUBD. USAD
 PROFILE INFORMATION SHEET (UPDATED 8/15/00)

8/15/00

MOOSE RANGE MEADOWS

Enstar Cost: 72,910.00
 KPB Admin Cost: 10,059.76
 Total Est. Cost: 82,969.76
 No. of Parcels: 58
 Cost/Parcel: 1,430.51

HEADING DEFINITIONS

Total Assessed Value: 2000 assessments.
Adjusted Totals: Each parcel's projected cost added to it's current total assessed value.
Cost/Adj Value: Percent of the allocated cost to the adjusted value of each respective parcel.
Maximum Assessment: Lien on each respective parcel cannot exceed 21% of the adjusted value.
Prepayment Needed: Amount required to be paid to keep the respective lien below 21%.

Total Cost 82,969.76
 Total Prepayments -
 Total Assessments 82,969.76

Total Number of Parcels: 58
 Parcels In Favor of Project: 43
 Percent of Parcels In Favor of Project: 74.1%

No. of Parcels Delq. 2
 Percentage of Parcels Delq. 3.45%

Parcel #	Land Value	Total Assessed Value	Adjusted Assessed Value	Cost/ Value%	Max. Assment	Req. Prepay	Owner	+ = Yes Vote	Tax Delq. Y = Delq.
135-250-05	37,300	37,300	38,731	3.69%	1,430.51	-	KENAI FERTILIZER COMPANY LLC		
135-250-06	14,400	14,400	15,831	9.04%	1,430.51	-	SLAUGHTER GERALD W & MARY E	+	
135-250-39	50,600	141,600	143,031	1.00%	1,430.51	-	UNION OIL COMPANY OF CALIFORNIA INC DBA UNOCAL		
135-260-02	46,300	273,900	275,331	0.52%	1,430.51	-	FRAWNER EARL & ANN	+	
135-260-03	36,000	36,000	37,431	3.82%	1,430.51	-	FRAWNER EARL & ANN	+	
135-260-04	36,000	36,000	37,431	3.82%	1,430.51	-	GREEN BETTY ROSE	+	
135-260-05	42,900	120,600	122,031	1.17%	1,430.51	-	GREEN GEORGE HAYDEN & BETTY	+	
135-260-21	19,800	19,800	21,231	6.74%	1,430.51	-	SALAMATOF NATIVE ASSOC INC	+	
135-260-22	6,500	6,500	7,931	18.04%	1,430.51	-	SALAMATOF NATIVE ASSOC INC	+	
135-260-23	83,000	83,400	84,831	1.69%	1,430.51	-	KENAI FERTILIZER COMPANY LLC		
135-260-24	53,500	53,500	54,931	2.60%	1,430.51	-	U.S. FISH & WILDLIFE	+	
135-260-25	56,000	92,100	93,531	1.53%	1,430.51	-	U.S. FISH & WILDLIFE	+	
135-260-26	50,000	50,000	51,431	2.78%	1,430.51	-	FRAWNER EARL & ANN	+	
135-261-03	51,000	69,000	70,431	2.03%	1,430.51	-	WRIGHT GEORGE DBA MULTIPLE CHARITIES ASSOCIATION		Y
135-261-04	57,000	229,300	230,731	0.62%	1,430.51	-	HOPKINS DONALD L & DEBORA	+	

EXHIBIT 2

MOOSE RANGE MEADOWS, PHASE II SUBD. USAD
 PROFILE INFORMATION SHEET (UPDATED 8/15/00)

8/15/00

Parcel #	Land Value	Total Assessed Value	Adjusted Assessed Value	Cost/ Value%	Max. Assment	Req. Prepay	Owner	+ = Yes Vote	Tax Delq. Y = Delq.
135-261-05	50,000	50,000	51,431	2.78%	1,430.51	-	CASWELL JOE & LYNN	+	
135-261-06	50,000	50,000	51,431	2.78%	1,430.51	-	SEYEDBAGHERI MIR ALI		
135-261-07	60,600	391,200	392,631	0.36%	1,430.51	-	LEADENS JEFFREY JAMES & THERESA MARIE	+	
135-261-08	51,000	51,000	52,431	2.73%	1,430.51	-	LEADENS JEFFREY JAMES & THERESA MARIE	+	
135-261-09	50,000	50,000	51,431	2.78%	1,430.51	-	MCCOWN LONNIE & GLYNDA	+	
135-261-10	50,000	50,000	51,431	2.78%	1,430.51	-	MILLER BRIAN G & CARLA S & MANN ARTHUR J & JUDY M	+	
135-261-11	11,600	11,600	13,031	10.98%	1,430.51	-	SALAMATOF NATIVE ASSOC INC	+	
135-261-12	71,500	138,700	140,131	1.02%	1,430.51	-	PAUL JOE & JANICE	+	
135-262-01	56,500	65,600	67,031	2.13%	1,430.51	-	TAPPAN ALAN	+	
135-262-02	56,500	195,000	196,431	0.73%	1,430.51	-	GLASSMAKER MARK & CINDY	+	
135-262-03	50,000	50,000	51,431	2.78%	1,430.51	-	DANG TUNG SON		
135-262-05	59,900	200,300	201,731	0.71%	1,430.51	-	BUCHER HANS P & MARGARET M	+	
135-262-06	56,500	134,400	135,831	1.05%	1,430.51	-	COCHRAN STEVE & KIM	+	
135-262-07	56,500	142,700	144,131	0.99%	1,430.51	-	ADAMS KENT C & PHYLLIS M	+	
135-262-08	50,000	50,000	51,431	2.78%	1,430.51	-	ADAMS KENT C & PHYLLIS M	+	
135-262-09	56,500	140,200	141,631	1.01%	1,430.51	-	BROOKS BETTIE LEE		
135-262-21	71,000	71,000	72,431	1.98%	1,430.51	-	U.S. FISH & WILDLIFE	+	
135-262-22	61,600	61,600	63,031	2.27%	1,430.51	-	MALONE PROPERTIES INC C/O THAYNE FISHER		
135-262-23	51,000	51,000	52,431	2.73%	1,430.51	-	ANSEL RAYMOND BO & LESLIE ANN	+	
135-262-24	50,000	50,000	51,431	2.78%	1,430.51	-	LINDSEY BILLY M & POSEY JUNE		
135-262-25	12,000	12,000	13,431	10.65%	1,430.51	-	SALAMATOF NATIVE ASSOC INC	+	
135-262-27	12,000	12,000	13,431	10.65%	1,430.51	-	SALAMATOF NATIVE ASSOC INC	+	
135-262-28	12,000	12,000	13,431	10.65%	1,430.51	-	SALAMATOF NATIVE ASSOC INC	+	
135-262-29	12,000	12,000	13,431	10.65%	1,430.51	-	SALAMATOF NATIVE ASSOC INC	+	
135-262-30	26,700	26,700	28,131	5.09%	1,430.51	-	U.S. FISH & WILDLIFE	+	
135-263-01	51,000	54,100	55,531	2.58%	1,430.51	-	GORDON RICHARD & GWENDOLYN	+	Y
135-263-02	50,000	50,000	51,431	2.78%	1,430.51	-	FLANNERY ANNETTE RILEY	+	
135-263-03	56,500	246,900	248,331	0.58%	1,430.51	-	FLANNERY MICHAEL J & ANNETTE RILEY	+	

MOOSE RANGE MEADOWS, PHASE II SUBD. USAD
 PROFILE INFORMATION SHEET (UPDATED 8/15/00)

8/15/00

Parcel #	Land Value	Total Assessed Value	Adjusted Assessed Value	Cost/ Value%	Max. Assment	Req. Prepay	Owner	+ = Yes Vote	Tax Delq. Y = Delq.
135-263-04	50,000	50,000	51,431	2.78%	1,430.51	-	FLANNERY MICHAEL J	+	
135-263-05	56,500	203,700	205,131	0.70%	1,430.51	-	JEPSON DONALD P & LOIS R	+	
135-263-06	56,500	80,200	81,631	1.75%	1,430.51	-	JEPSON DONALD P & LOIS R	+	
135-263-07	50,000	50,000	51,431	2.78%	1,430.51	-	CAMPBELL EDWARD A & MARLENNY M		
135-263-08	51,000	51,000	52,431	2.73%	1,430.51	-	CAMPBELL EDWARD A & MARLENNY M		
135-263-09	54,000	54,000	55,431	2.58%	1,430.51	-	CHAVEZ SIEGI & SHIRLEY A	+	
135-263-10	50,000	50,000	51,431	2.78%	1,430.51	-	GIONET PAUL JOSEPH & SUSANNE ROSE		
135-263-11	59,000	82,500	83,931	1.70%	1,430.51	-	GIONET PAUL JOSEPH & SUSANNE ROSE		
135-263-12	46,000	46,000	47,431	3.02%	1,430.51	-	GIONET PAUL JOSEPH & SUSANNE ROSE		
135-263-23	16,000	16,000	17,431	8.21%	1,430.51	-	SALAMATOF NATIVE ASSOC INC	+	
135-263-24	12,000	12,000	13,431	10.65%	1,430.51	-	BAKER DAVID & NORA E		
135-263-25	13,000	13,000	14,431	9.91%	1,430.51	-	JOHNSON DARWIN M	+	
135-263-26	12,000	12,000	13,431	10.65%	1,430.51	-	CHAVEZ SIEGI & SHIRLEY A	+	
135-263-27	23,900	23,900	25,331	5.65%	1,430.51	-	CHAVEZ SIEGI & SHIRLEY A	+	
135-264-01	674,400	674,400	675,831	0.21%	1,430.51	-	U S FISH & WILDLIFE	+	
58						-		43	2

MOOSE RANGE MEADOWS

Enstar Cost: 72,910.00
 KPBA Adm. Cost: 10,059.58
 Total Est. Cost: 82,969.58

Total Cost \$ 82,969.58
 Total Prepay Required -
 Total Assessment \$ 82,969.58

No. of Parcels: 58
 Cost/Parcel: 1,430.51

Assessments > 21% 0
 Total Prepay Required \$ -

Parcel #	Legal Description	Total Assessed Value	Max. Assmt	Req. Prepay	Owner	Address	City	ST	ZIP
135-250-05	T04N R10W S05 KN840016 MOOSE RANGE MEADOWS SUB PHASE 1 LOT 1 BLOCK 3	37,300	1,430.51	-	KENAI FERTILIZER COMPANY LLC	PO BOX 575	KENAI	AK	99611
135-250-06	T04N R10W S05 KN840016 MOOSE RANGE MEADOWS SUB PHASE 1 LOT 5 BLOCK 1	14,400	1,430.51	-	GERALD W & MARY E SLAUGHTER	2787 MOORE STATION RD	DUBLIN	GA	310213
135-250-39	T04N R10W S02 KN880046 MOOSE RANGE MEADOWS SUB PHASE II TRACTS A-1 B-1 & E-1 TRACT A-1	141,600	1,430.51	-	KENAI FERTILIZER COMPANY LLC	PO BOX 575	KENAI	AK	99611
135-260-02	T04N R10W S02 KN870100 MOOSE RANGE MEADOWS SUB PHASE II AMENDED LOT 1 BLOCK 2	273,900	1,430.51	-	FRAWNER EARL & ANN	4600 SILVER SPRING CIR	ANCHORAGE	AK	99507
135-260-03	T04N R10W S02 KN870100 MOOSE RANGE MEADOWS SUB PHASE II AMENDED LOT 2 BLOCK 2	36,000	1,430.51	-	FRAWNER EARL & ANN	4600 SILVER SPRING CIR	ANCHORAGE	AK	99507
135-260-04	T04N R10W S02 KN870100 MOOSE RANGE MEADOWS SUB PHASE II AMENDED LOT 3 BLOCK 2	36,000	1,430.51	-	GREEN BETTY ROSE	9611 BURNING BUSH	ANCHORAGE	AK	99507
135-260-05	T04N R10W S02 KN870100 MOOSE RANGE MEADOWS SUB PHASE II AMENDED LOT 4 BLOCK 2	120,600	1,430.51	-	GREEN GEORGE HAYDEN & BETTY	9611 BURNING BUSH	ANCHORAGE	AK	99507
135-260-21	T04N R10W S02 KN910070 MOOSE RANGE MEADOWS SUB PHASE II AMENDED 1991 REPLAT TRACT J	19,800	1,430.51	-	SALAMATOF NATIVE ASSOC INC	PO BOX 2682	KENAI	AK	99611
135-260-22	T04N R10W S02 KN910070 MOOSE RANGE MEADOWS SUB PHASE II AMENDED 1991 REPLAT TRACT H	6,500	1,430.51	-	SALAMATOF NATIVE ASSOC INC	PO BOX 2682	KENAI	AK	99611
135-260-23	T04N R10W S02 KN960003 MOOSE RANGE MEADOWS SUB PHASE II RV ADD LOT B-2	83,400	1,430.51	-	KENAI FERTILIZER COMPANY LLC	PO BOX 575	KENAI	AK	99611
135-260-24	T04N R10W S02 KN960003 MOOSE RANGE MEADOWS SUB PHASE II RV ADD LOT B-3	53,500	1,430.51	-	U.S. FISH & WILDLIFE	1011 E TUDOR RD	ANCHORAGE	AK	99503
135-260-25	T04N R10W S02 KN960003 MOOSE RANGE MEADOWS SUB PHASE II RV ADD LOT B-4	92,100	1,430.51	-	U.S. FISH & WILDLIFE	1011 E TUDOR	ANCHORAGE	AK	99503
135-260-26	T04N R10W S02 KN960003 MOOSE RANGE MEADOWS SUB PHASE II RV ADD LOT B-5	50,000	1,430.51	-	FRAWNER EARL & ANN	PO BOX 2682	KENAI	AK	99611

Parcel #	Legal Description	Total Assessed Value	Max. Assment	Req. Prepay	Owner	Address	City	ST	ZIP
135-261-03	T04N R10W S01 KN870100 MOOSE RANGE MEADOWS SUB PHASE II AMENDED LOT 2 BLOCK 3	69,000	1,430.51	-	WRIGHT GEORGE DBA MULTIPLE CHARITIES ASSOCIATION	9309 GLACIER HWY STE B200	JUNEAU	AK	99801
135-261-04	T04N R10W S01 KN870100 MOOSE RANGE MEADOWS SUB PHASE II AMENDED LOT 3 BLOCK 3	229,300	1,430.51	-	HOPKINS DONALD L & DEBORA	PO BOX 2987	SOLDOTNA	AK	99669
135-261-05	T04N R10W S01 KN870100 MOOSE RANGE MEADOWS SUB PHASE II AMENDED LOT 4 BLOCK 3	50,000	1,430.51	-	CASWELL JOE & LYNN	23714 CHANDELLE DR	CHUGIAK	AK	99567
135-261-06	T04N R10W S01 KN870100 MOOSE RANGE MEADOWS SUB PHASE II AMENDED LOT 5 BLOCK 3	50,000	1,430.51	-	SEYEDBAGHERI MIR ALI	10403 ROAN MEADOW DR	BOISE	ID	83709
135-261-07	T04N R10W S01 KN870100 MOOSE RANGE MEADOWS SUB PHASE II AMENDED LOT 6 BLOCK 3	391,200	1,430.51	-	LEADENS JEFFREY JAMES & THERESA MARIE	PO BOX 3038	SOLDOTNA	AK	99669
135-261-08	T04N R10W S01 KN870100 MOOSE RANGE MEADOWS SUB PHASE II AMENDED LOT 7 BLOCK 3	51,000	1,430.51	-	LEADENS JEFFREY JAMES & THERESA MARIE	PO BOX 3038	SOLDOTNA	AK	99669
135-261-09	T04N R10W S01 KN870100 MOOSE RANGE MEADOWS SUB PHASE II AMENDED LOT 8 BLOCK 3	50,000	1,430.51	-	MCCOWN LONNIE & GLYNDA	3511 ADMIRALTY BAY DR	ANCHORAGE	AK	99515
135-261-10	T04N R10W S01 KN870100 MOOSE RANGE MEADOWS SUB PHASE II AMENDED LOT 9 BLOCK 3	50,000	1,430.51	-	MILLER BRIAN G & CARLA S & MANN ARTHUR J & JUDY M	259 KATMAI AVE	SOLDOTNA	AK	99669
135-261-11	T04N R10W S01 KN870100 T04N R10W S02 MOOSE RANGE MEADOWS SUB PHASE II AMENDED TRACT D	11,600	1,430.51	-	SALAMATOF NATIVE ASSOC INC	PO BOX 2682	KENAI	AK	99611
135-261-12	T04N R10W S01 KN880046 T04N R10W S02 MOOSE RANGE MEADOWS SUB PHASE II TRACTS A-1 B-1 & E-1 TRACT E-1 BLOCK 2	138,700	1,430.51	-	PAUL JOE & JANICE	PO BOX 1788	SOLDOTNA	AK	99669
135-262-01	T04N R10W S01 KN870100 MOOSE RANGE MEADOWS SUB PHASE II AMENDED LOT 10 BLOCK 3	65,600	1,430.51	-	TAPPAN ALAN	PO BOX 1077	STERLING	AK	99672
135-262-02	T04N R10W S01 KN870100 MOOSE RANGE MEADOWS SUB PHASE 2 AMENDED LOT 11 BLOCK 3	195,000	1,430.51	-	GLASSMAKER MARK & CINDY	PO BOX 1316	STERLING	AK	99672
135-262-03	T04N R10W S01 KN870100 MOOSE RANGE MEADOWS SUB PHASE II AMENDED LOT 12 BLOCK 3	50,000	1,430.51	-	DANG TUNG SON	3001 WILEY POST DR	ANCHORAGE	AK	99517
135-262-05	T04N R10W S01 KN870100 MOOSE RANGE MEADOWS SUB PHASE II AMENDED LOT 1 BLOCK 5	200,300	1,430.51	-	BUCHER HANS P & MARGARET M	PO BOX 913	SOLDOTNA	AK	99669
135-262-06	T04N R10W S01 KN870100 MOOSE RANGE MEADOWS SUB PHASE II AMENDED LOT 2 BLOCK 5	134,400	1,430.51	-	COCHRAN STEVE & KIM	8020 FAIRWOOD CIRCLE	ANCHORAGE	AK	99518

Moose Range Meadows Subd. USAD

1/20/00

Parcel #	Legal Description	Total Assessed Value	Max. Assment	Req. Prepay	Owner	Address	City	ST	ZIP
135-263-05	T04N R10W S01 KN870100 MOOSE RANGE MEADOWS SUB PHASE II AMENDED LOT 10 BLOCK 5	203,700	1,430.51	-	JEPSON DONALD P & LOIS R	7875 NW BRIDE LN	MCMINNVILLE	OR	97128
135-263-06	T04N R10W S01 KN870100 MOOSE RANGE MEADOWS SUB PHASE II AMENDED LOT 11 BLOCK 5	80,200	1,430.51	-	JEPSON DONALD P & LOIS R	7875 NW BRIDE LN	MCMINNVILLE	OR	97128
135-263-07	T04N R10W S01 KN870100 MOOSE RANGE MEADOWS SUB PHASE II AMENDED LOT 12 BLOCK 5	50,000	1,430.51	-	CAMPBELL EDWARD A & MARLENNY M	5940 DEARMOUN RD	ANCHORAGE	AK	99516
135-263-08	T04N R10W S01 KN870100 MOOSE RANGE MEADOWS SUB PHASE II AMENDED LOT 13 BLOCK 5	51,000	1,430.51	-	CAMPBELL EDWARD A & MARLENNY M	5940 DEARMOUN DR	ANCHORAGE	AK	99516
135-263-09	T04N R10W S01 KN870100 MOOSE RANGE MEADOWS SUB PHASE II AMENDED LOT 14 BLOCK 5	54,000	1,430.51	-	CHAVEZ SIEGI & SHIRLEY A	2500 E HARMONY RD LOT 25	FORT COLLINS	CO	80528
135-263-10	T04N R10W S01 KN870100 MOOSE RANGE MEADOWS SUB PHASE II AMENDED LOT 15 BLOCK 5	50,000	1,430.51	-	GIONET PAUL JOSEPH & SUSANNE	4700 E 147TH AVE ROSE	ANCHORAGE	AK	99516
135-263-11	T04N R10W S01 KN870100 MOOSE RANGE MEADOWS SUB PHASE II AMENDED LOT 16 BLOCK 5	82,500	1,430.51	-	GIONET PAUL JOSEPH & SUSANNE	4700 E 147TH AVE ROSE	ANCHORAGE	AK	99516
135-263-12	T04N R10W S01 KN870100 MOOSE RANGE MEADOWS SUB PHASE II AMENDED LOT 17 BLOCK 5	46,000	1,430.51	-	GIONET PAUL JOSEPH & SUSANNE	4700 E 147TH AVE ROSE	ANCHORAGE	AK	99516
135-263-23	T04N R10W S01 KN930082 MOOSE RANGE MEADOWS SUB PHASE II AMENDED TRACT L REPLAT LOT L1 BLOCK 6	16,000	1,430.51	-	SALAMATOF NATIVE ASSOC INC	PO BOX 2682	KENAI	AK	99611
135-263-24	T04N R10W S01 KN930082 MOOSE RANGE MEADOWS SUB PHASE II AMENDED TRACT L REPLAT LOT 3A BLOCK 6	12,000	1,430.51	-	BAKER DAVID & NORA E	PO BOX 2768	SOLDOTNA	AK	99669
135-263-25	T04N R10W S01 KN930082 MOOSE RANGE MEADOWS SUB PHASE II AMENDED TRACT L REPLAT LOT 4A BLOCK 6	13,000	1,430.51	-	JOHNSON DARWIN M	5219 E 26TH AVE	ANCHORAGE	AK	99518
135-263-26	T04N R10W S01 KN930082 MOOSE RANGE MEADOWS SUB PHASE II AMENDED TRACT L REPLAT LOT 5A BLOCK 6	12,000	1,430.51	-	CHAVEZ SIEGI & SHIRLEY A	2500 E HARMONY RD LOT 25	FORT COLLINS	CO	80528
135-263-27	T04N R10W S01 KN930082 MOOSE RANGE MEADOWS SUB PHASE II AMENDED TRACT L REPLAT TRACT L2 BLOCK 6	23,900	1,430.51	-	CHAVEZ SIEGI & SHIRLEY A	2500 E HARMONY RD LOT 25	FORT COLLINS	CO	80528
135-264-01	T04N R10W S01 KN870100 MOOSE RANGE MEADOWS SUB PHASE II AMENDED TRACT G	674,400	1,430.51	-	U S FISH & WILDLIFE	1011 E TUDOR RD	ANCHORAGE	AK	99503

58

82,969.58

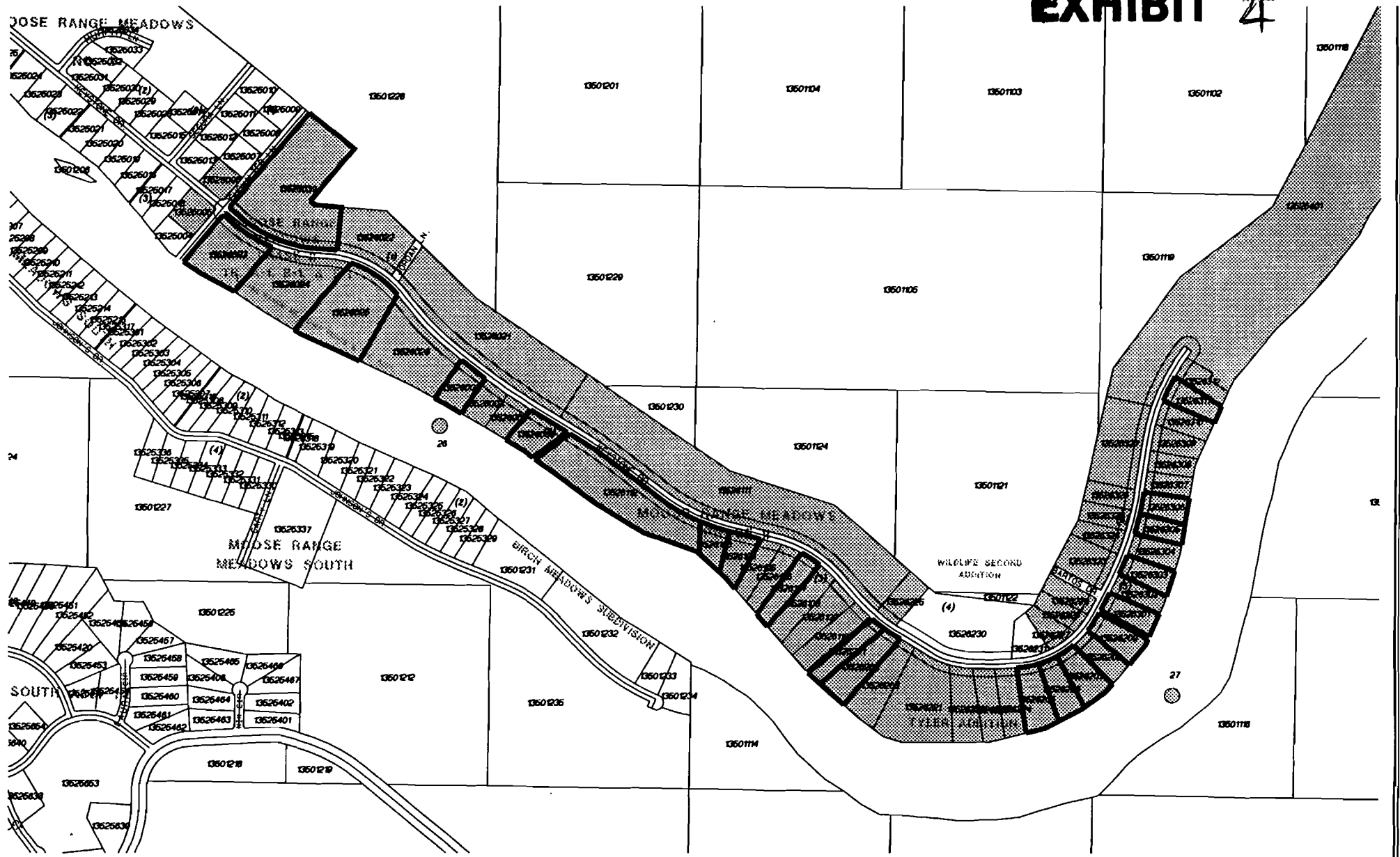
-

Moose Range Meadows Subd. USAD


7/20/00

Parcel #	Legal Description	Total Assessed Value	Max. Assment	Req. Prepay	Owner	Address	City	ST	ZIP
135-262-07	T04N R10W S01 KN870100 MOOSE RANGE MEADOWS SUB PHASE II AMENDED LOT 3 BLOCK 5	140,200	1,430.51	-	ADAMS KENT C & PHYLLIS M	720 BIRCH ST	ANCHORAGE	AK	99501
135-262-08	T04N R10W S01 KN870100 MOOSE RANGE MEADOWS SUB PHASE II AMENDED LOT 4 BLOCK 5	50,000	1,430.51	-	ADAMS KENT C & PHYLLIS M	720 BIRCH ST	ANCHORAGE	AK	99501
135-262-09	T04N R10W S01 KN870100 MOOSE RANGE MEADOWS SUB PHASE II AMENDED LOT 5 BLOCK 5	143,700	1,430.51	-	BROOKS BETTIE LEE	112 S FIG ST	SWEENY	TX	77480
135-262-21	T04N R10W S01 KN970066 MOOSE RANGE MEADOWS SUB PHASE 2 TYLER ADDN LOT F-1 BLOCK 3	71,000	1,430.51	-	U.S. FISH & WILDLIFE	1011 E TUDOR RD	ANCHORAGE	AK	99503
135-262-22	T04N R10W S01 KN970066 MOOSE RANGE MEADOWS SUB PHASE 2 TYLER ADDN LOT F-2 BLOCK 3	61,600	1,430.51	-	MALONE PROPERTIES INC C/O THAYNE FISHER	149 S ADKINS WY #102	MERIDIAN	ID	83402
135-262-23	T04N R10W S01 KN970066 MOOSE RANGE MEADOWS SUB PHASE 2 TYLER ADDN LOT F-3 BLOCK 3	51,000	1,430.51	-	ANSEL RAYMOND BO & LESLIE ANN	PO BOX 1728	SOLDOTNA	AK	99669
135-262-24	T04N R10W S01 KN970066 MOOSE RANGE MEADOWS SUB PHASE 2 TYLER ADDN LOT F-4 BLOCK 3	50,000	1,430.51	-	LINDSEY BILLY M & POSEY JUNE	34925 KEYSTONE DRIVE	SOLDOTNA	AK	99669
135-262-25	T04N R10W S01 KN980091 MOOSE RANGE MEADOWS WILDLIFE ADDN LOT 1-A BLOCK 4	12,000	1,430.51	-	SALAMATOF NATIVE ASSOC INC	PO BOX 2682	KENAI	AK	99611
135-262-27	T04N R10W S01 KN980091 MOOSE RANGE MEADOWS WILDLIFE ADDN LOT 8-A BLOCK 4	12,000	1,430.51	-	SALAMATOF NATIVE ASSOC INC	PO BOX 2682	KENAI	AK	99611
135-262-28	T04N R10W S01 KN980091 MOOSE RANGE MEADOWS WILDLIFE ADDN LOT 9-A BLOCK 4	12,000	1,430.51	-	SALAMATOF NATIVE ASSOC INC	PO BOX 2682	KENAI	AK	99611
135-262-29	T04N R10W S01 KN980091 MOOSE RANGE MEADOWS WILDLIFE ADDN LOT 10-A BLOCK 4	12,000	1,430.51	-	SALAMATOF NATIVE ASSOC INC	PO BOX 2682	KENAI	AK	99611
135-262-30	T04N R10W S01 KN990053 MOOSE RANGE MEADOWS WILDLIFE SECOND ADDN LOT 2-B BLOCK 4	26,700	1,430.51	-	U.S. FISH & WILDLIFE	1011 E TUDOR RD	ANCHORAGE	AK	99503
135-263-01	T04N R10W S01 KN870100 MOOSE RANGE MEADOWS SUB PHASE II AMENDED LOT 6 BLOCK 5	54,100	1,430.51	-	GORDON RICHARD & GWENDOLYN	2009 TWO PUTT LANE	PANAMA CITY	FL	32404
135-263-02	T04N R10W S01 KN870100 MOOSE RANGE MEADOWS SUB PHASE II AMENDED LOT 7 BLOCK 5	50,000	1,430.51	-	FLANNERY ANNETTE RILEY	PO BOX 2448	SOLDOTNA	AK	99669
135-263-03	T04N R10W S01 KN870100 MOOSE RANGE MEADOWS SUB PHASE II AMENDED LOT 8 BLOCK 5	246,900	1,430.51	-	FLANNERY MICHAEL J & ANNETTE RILEY	170 CORRAL ST #4	SOLDOTNA	AK	99669
135-263-04	T04N R10W S01 KN870100 MOOSE RANGE MEADOWS SUB PHASE II AMENDED LOT 9 BLOCK 5	50,000	1,430.51	-	FLANNERY MICHAEL J	170 CORRAL ST #4	SOLDOTNA	AK	99669

EXHIBIT 4



 BENEFITTED PARCELS

 IMPROVED BENEFITTED PARCELS

REVISION BLOCK	
LINE SHOWN	LINE SHOWN



KENAI PENINSULA BOROUGH
GIS Division

KEYSTONE USAD

THE INFORMATION SHOWN HEREON IS FOR A GRAPHIC REPRESENTATION ONLY. IT IS NOT A GUARANTEE SOURCE. THE BOROW PENINSULA BOROUGH ASSUMES NO RESPONSIBILITY FOR ANY ERRORS ON THIS MAP.

SCALE: 1" = 800' DATE: JUNE 14, 2009

UTILITY SPECIAL ASSESSMENT DISTRICT INFORMATION SHEET

MOOSE RANGE MEADOWS PHASE II SUBDIVISION

This petition proposes a utility special assessment district (USAD) be formed for the purpose of providing natural gas to the Moose Range Meadows, Phase II subdivision. A map showing the proposed route and the parcels to be assessed is attached.

The project proposes to lay approximately 8,990 feet of gas line. The estimated project cost is \$82,969.58 (Enstar's cost of \$72,910.00 plus the Kenai Peninsula Borough's cost of \$10,059.58). The proposed method of cost allocation is by equal assessment to each of the 58 benefited parcels. The allocated cost per parcel is estimated at \$1,430.51.

This cost will be assessed in the form of a lien on the benefited parcel. It will be payable over a ten (10) year period. At your option, it may be paid at any time prior to the ten (10) year period. Failure to pay the assessment will be cause for foreclosure proceedings.

Be advised that any replats of parcels that are approved and recorded prior to the final assessment could cause a change in the cost allocated to each benefited parcel.

This petition proposes to assess 100% of the benefited parcels. In order to qualify, the petition must have more than 70% of the property owners within the proposed district approving the project. Approval is signified by properly signing the petition signature page. Failure to secure approval of more than 70% of the parcel owners within the proposed district will cause the petition to fail.

All signatures must be dated and the petition must be filed with the office of the Borough Clerk within thirty (30) days of the date of the first signature in order to be included in the calculation of the required percentages.

No property owner may withdraw his/her approval of the improvement for a period of six (6) months after the filing of this petition. (This shall not preclude the owner(s) from filing an objection as provided in KPB 5.35.110(d)).

A non-refundable filing fee of \$1,000 must be paid at the time of submission of this petition. (This filing fee is for the whole project, not a per parcel fee.)

This petition consists of the following documents: 1) this information sheet, 2) a map of the geographic area encompassing the benefited parcels, 3) Enstars commitment letter to construct the gas line, dated April 6, 2000, 4) the petition

signature page, and 5) a list of the benefited parcels in the proposed USAD detailing each respective parcels tax identification number, legal description, total assessed value, estimated charge for the benefit, and the name(s) and addresses of the parcel owners.

Only the page requiring your signature(s) needs to be returned.

Questions regarding this petition may be referred to:

Petition Organizer(s):

Don Hopkins 262 - 2800

Or

Clyde Johnson, Kenai Peninsula Borough USAD Coordinator (907) 262-4441
ext. 222 or 1-800-478-4441 within the Borough



ENSTAR Natural Gas Company
A Division of SEMCO ENERGY, Inc.
36225 Kenai Spur Highway
Soldotna, Alaska 99669
(907) 262-9334 Fax (907) 264-3752

April 6, 2000

Clyde Johnson, USAD Coordinator
Kenai Peninsula Borough
148 N. Binkley
Soldotna, Alaska 99669

RE: *Moose Range Meadows Utility Special Assessment District*

Dear Mr. Johnson:

The Moose Range Meadows USAD engineering has been completed. The project design requires 8,990 feet of 2-inch pipe. ENSTAR's 2000 construction rate for 2-inch pipe is \$8.11 per foot. Therefore, ENSTAR's total estimated cost will be \$72,910.00

This is a refundable project and a *Deposit* agreement will be used for this project. Credits or Free Main Allowances will be paid directly to the Borough by ENSTAR as customers connect to the gas system over the term of the contract. Credits will be based upon projected annual gas usage by each new customer. The 2000, Free Main Allowances or FMA's are as follows, Small \$360, Medium \$684, and Large \$1,080. FMA's are adjusted annually throughout the ten-year contract.

In the event the Moose Range Meadows Utility Special Assessment District is approved by the Kenai Peninsula Borough Assembly during this construction season, ENSTAR will construct the project in 2000, barring any unexpected construction delays and/or adverse weather conditions.

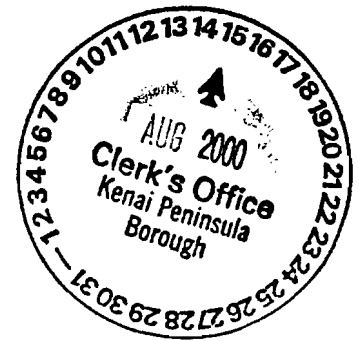
Please do not hesitate to call should you need any assistance or have any questions.

Respectfully,

A handwritten signature in cursive script, appearing to read "Charlie Pierce".

Charlie Pierce
Southern Division Manager

AGENDA ITEM N2a



**MEMORANDUM
KENAI PENINSULA BOROUGH
FINANCE DEPARTMENT**

TO: Bill Popp, Assembly President
Members of the Kenai Peninsula Borough Assembly

THRU: Dale Bagley, Mayor *DLB*

FROM: Jeffrey Sinz, Finance Director *JS*

DATE: August 14, 2000

SUBJECT: Moose Range Meadows USAD – Financing

The Borough plans to provide the funds necessary to finance the Moose Range Meadows USAD from internal sources. KPB 5.10.040 allows the investment of borough monies in special assessment districts that are authorized under KPB 5.35. The total of such investments is limited to not more than \$2,000,000 at the end of any fiscal year. Currently, the borough has \$480,298.94 committed to fund seven existing utility special assessment districts. If approved, the \$82,969.76 projected for the Moose Range Meadows USAD will increase the borough's total principal investment to approximately \$563,268.70.

The owners of property located within the USAD will be required to make principal and interest payments each year for a ten-year period to retire the indebtedness to the borough. The rate of interest will be equal to the prime rate plus 2%. The prime rate is currently 9.50%. If it remains at that level, the rate of interest charged to the USAD will be 11.50%. Property owners can avoid or reduce the interest charge by making accelerated payments on the principal. Penalties are not imposed for accelerated payments.

EXHIBIT 7