

Introduced by: Mayor
Date: 06/02/15
Action: Adopted
Vote: 9 Yes, 0 No, 0 Absent

**KENAI PENINSULA BOROUGH
RESOLUTION 2015-029**

**A RESOLUTION APPROVING THE PETITION APPLICATION FOR THE
FORMATION OF THE DIAMOND VIEW ESTATES UTILITY SPECIAL
ASSESSMENT DISTRICT FOR CONSTRUCTION OF A NATURAL GAS MAIN LINE**

- WHEREAS,** in 1991 the voters of the Kenai Peninsula Borough adopted a nonareawide power to form special assessment districts for utility lines; and
- WHEREAS,** natural gas provides a safe, economical heating alternative and has been shown to increase the value and marketability of parcels; and
- WHEREAS,** an application has been received requesting the establishment of a utility special assessment district (USAD) for financing the construction of an extension of the Enstar natural gas main line to a district in the Diamond Ridge area, including a portion of Diamond Ridge Road, Kay Court, Solstice Drive, and a portion of Belnap Drive; and
- WHEREAS,** at least 60 days prior to the hearing date of this resolution, the KPB clerk's office notified the proposed benefited parcel owners by certified mail, return receipt requested, describing the special assessment district and proposed improvement, providing a map of the proposed improvement, the date of the public hearing, and informing the recipients that no subdivision, reversion of acreage, or lot line adjustment will be recognized for USAD assessment purposes after assembly approval of the petition application; and
- WHEREAS,** the map showing the proposed boundary has been reviewed by the assessor and the mayor as required by KPB 5.35.030 and found to be proper and appropriate for this project; and
- WHEREAS,** parcel 174-022-14, SE1/4 NW1/4 OF STERLING HWY & N OF DIAMOND RIDGE RD, and parcel 173-310-56, SMURFY ACRES SUB LOT 1, the northeast and southeast corner lots at the intersection of Diamond Ridge Road and Sterling Highway, respectively, have not been included in the district as these two parcels are served via the Sterling Highway gas main line; and

WHEREAS, parcel 173-310-67, DIAMOND VIEW ESTATES FOUR TRACT 7C, located at 67585 Diamond Ridge Road, at the intersection (south side) of Diamond Ridge Road and Kay Court, has not been included in the district as it will not benefit directly from the proposed gas main line because the main line route does not extend to that portion of Diamond Ridge Road, nor does it meet the utility company's tariff requirement to determine this parcel as served; and

WHEREAS, parcel 173-210-16, TICE ACRES REPLAT NO 1 LOT 11-D, located at 41165 Belnap Drive, and parcel 173-210-15, located at 41170 Belnap Drive, are located at the intersection of Belnap Drive and Diamond Ridge Road (north side), and are not included in the district as both parcels will not benefit directly from the proposed gas main line because the main line route does not extend to that portion of Belnap Drive, nor do the two parcels meet the utility company's tariff requirement to determine the parcels as served; and

WHEREAS the petition sponsor has provided the assessing department with written notice of intent to proceed with assembly review of the petition application; and

WHEREAS, Enstar has submitted a letter of approval for the proposed natural gas main line extension; and

WHEREAS, there are no other special assessment liens against any of the parcels in the proposed district; and

WHEREAS, this resolution, with its attached exhibits, which are incorporated by reference as if fully set forth herein, sets out the description of the proposed improvements, the total estimated cost of constructing the improvement, a map showing the boundary, the name of each record owner within the proposed district, the tax parcel number of each parcel, the assessed valuation of each parcel, an estimate of the amount to be assessed to each parcel, the status of tax payment of each parcel, whether there are special assessment liens against any of the parcels, a description of any parcel that exceeds the assessment to value ratios set forth in KPB 5.35.070(D), the method of proposed financing, and the total number of parcels to be assessed;

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

SECTION 1. That the petition application for the proposed Diamond View Estates Utility Special Assessment District is hereby approved, and the petitioner may file a petition with the assembly through the Borough Clerk.

SECTION 2. 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.) map of the proposed USAD district and boundaries;
- 2.) Enstar's commitment letter to construct the gas main line, dated April 2, 2015, stating that Enstar's total estimated cost of the improvement is \$236,602.00 (which includes the installation cost of \$205,070.00, plus non-standard cost items of \$31,532.00 for extensive brushing, two bores, and a Storm Water Pollution Preventive Plan (SWPPP);
- 3.) spreadsheet listing the name of the record owners of each parcel in the proposed district, the tax parcel number, the assessed valuation, an estimate of the amount to be assessed to each parcel, the status of tax payments of each parcel, whether there are other special assessment liens against any of the parcels, a description of any parcels that exceed the assessment-to-value ratio set forth in KPB 5.35.070(D), and total number of parcels to be assessed; and
- 4.) memo from the finance director stating the method of financing, interest rate to be paid, and setting forth the number and frequency of payments.

SECTION 3. That all parcels within the proposed USAD are benefited by the improvement as defined in KPB 5.35.105(B).

SECTION 4. That this resolution shall take effect immediately upon its adoption.

ADOPTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH THIS 2ND DAY OF JUNE, 2015.

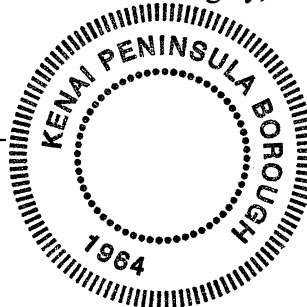
Dale L Bagley

Dale Bagley, Assembly President

ATTEST:

John Blankenship

Johni Blankenship, MMC, Borough Clerk



Yes: Cooper, Haggerty, Gilman, Johnson, McClure, Ogle, Welles, Wolf, Bagley
No: None
Absent: None



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

DIAMOND VIEW ESTATES USAD

0 100200 400 Feet



Date: 5/19/2015



3000 Spenard Road
P.O. Box 190288
Anchorage, AK 99519-0288
www.enstarnaturalgas.com

April 2, 2015

Ms. Marie Payfer, USAD Coordinator
Kenai Peninsula Borough
144 N. Binkley
Soldotna, Alaska 99669

RE: *Diamond View Estates Utility Special Assessment District*

Dear Ms. Payfer:

The Diamond View Estates engineering estimate has been completed. The project design requires 9,090 feet of 2-inch pipe. ENSTAR's 2015 construction rate for 2-inch pipe is \$22.56 per foot; therefore the cost to install the main line will be \$205,070. The project will also require a number of Non-standard construction cost items. There will be some extensive brushing, two bores, as well as, a SWPPP at a total cost of \$31,532. ENSTAR's total estimated cost for pipe installation in 2015 would be \$236,602.

This is a non-refundable project and a Contribution in Aid Agreement will be used for this project. The cost of service lines to individual lots is not included in this estimate. Service lines are to be paid by individual property owners, as they desire service.

In the event the Diamond View Estates Utility Special Assessment District is approved by the Kenai Peninsula Borough on or before September 8, 2015, ENSTAR will construct the project in 2015. If the project is delayed and is constructed in 2015, the rate will increase to an undetermined 2016 construction rate.

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

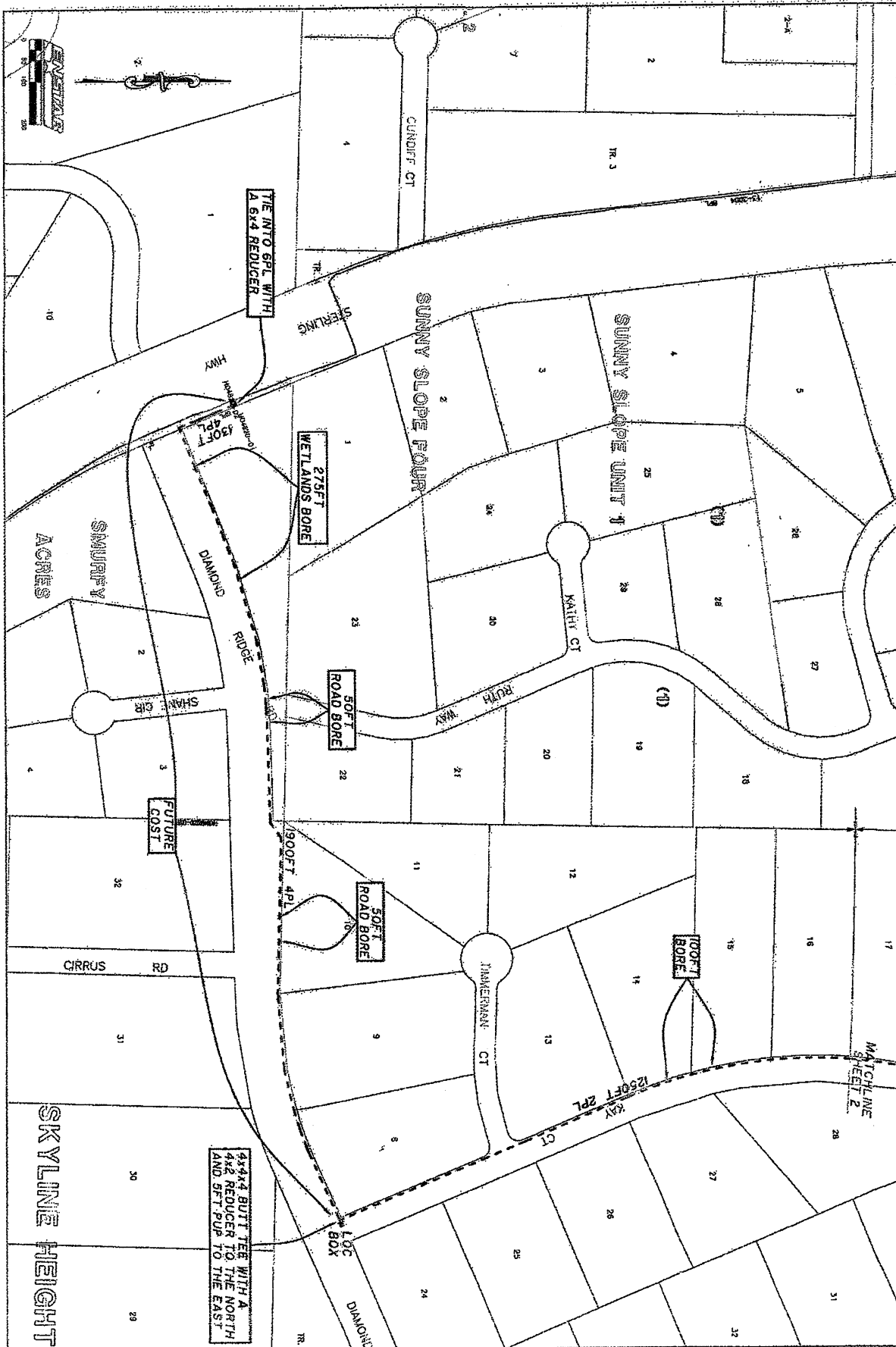
Respectfully,

Charlie Pierce
Southern Division Manager

EXHIBIT #2 (page 1 of 4)

Anchorage: 907-277-5551 • Kenai Peninsula Office: 907-262-9334 • Mat-Su Office: 907-376-7979

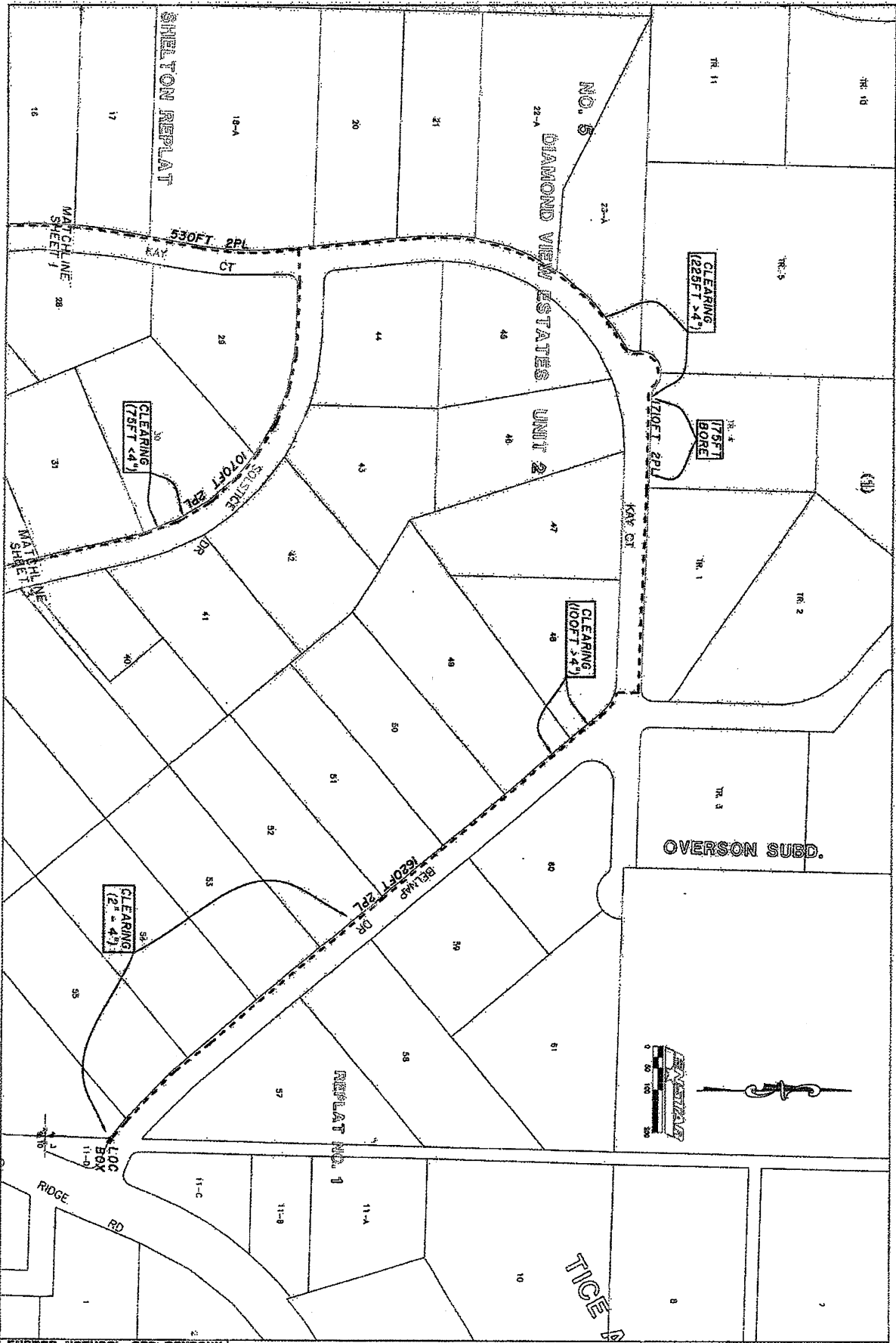
All Our Energy Goes Into Our Customers



PROPOSED GAS MAINS
DIAMOND VIEW ESTATES - USAD
 SHEET 1 OF 3 SCALE 1"=200'

PROP# 6865RI	REVISION#	DATE
GRID HQ4820-21	JK	4/7/2014
DATE 9/11/14	DRAWN JK	CHKD NB

EXHIBIT #2 (page 2 of 4)



PROPOSED GAS MAINS
DIAMOND VIEW ESTATES - USAD
 SHEET 2 OF 3 SCALE 1"=200'

ER#	PROJ# 6865R1	REVISIONS	DATE
	GRID H04721-22	JK	7/02/15
	DATE 9/11/14	DRAWN JK	CHKD NB

EXHIBIT #2 (page 3 of 4)



PROPOSED GAS MAINS
DIAMOND VIEW ESTATES
 SHEET 3 OF 3 SCALE 1"=200'

ER#	REVISIONS	DATE
PROP# 6865RI	JR	7/22/15
GRID HO4821		
DATE 9/11/14	DRAWN JK	CHKD NB

DIAMOND VIEW ESTATES USAD - ESTIMATED ASSESSMENT ROLL

Enstar Construction Cost: 205,070.00
 Enstar Non-Standard Cost: 31,532.00
 Enstar Total Estimated Cost: \$236,602.00
 KPB Administration Cost: 10,129.51
 Total Estimated Cost: \$246,731.51

of Parcels: 59
 Estimated Cost Per Parcel: \$4,181.89

PARCEL ID	LEGAL	2014 ASSESSED VALUE	MAXIMUM ASSESSMENT	REQUIRED PRE-PAYMENT	OWNER	ADDRESS	CITY STATE ZIP	2014 DELINQUENCY	OTHER SPEC. ASMTS
173-310-30	T 6S R 14W SEC 9 SEWARD MERIDIAN HM 0810008 SKYLINE HEIGHTS ESTATES REPLAT LITS 25-40 LOT 30	31,400	4,181.89	0.00	ALASKA GROWTH PROPERTIES LLC	529 W 3RD AVE	ANCHORAGE, AK 99501	NO	NO
173-310-31	T 6S R 14W SEC 9 SEWARD MERIDIAN HM 0810008 SKYLINE HEIGHTS ESTATES REPLAT LITS 25-40 LOT 31	28,700	4,181.89	0.00	ALASKA GROWTH PROPERTIES LLC	529 W 3RD AVE	ANCHORAGE, AK 99501	NO	NO
173-310-32	T 6S R 14W SEC 9 SEWARD MERIDIAN HM 0810008 SKYLINE HEIGHTS ESTATES REPLAT LITS 25-40 LOT 32	33,200	4,181.89	0.00	ALASKA GROWTH PROPERTIES LLC	529 W 3RD AVE	ANCHORAGE, AK 99501	NO	NO
173-310-57	T 6S R 14W SEC 9 SEWARD MERIDIAN HM 0850030 SMURFY ACRES SUB LOT 2	28,900	4,181.89	0.00	GLANVILLE JOHN & LAURIE	41420 STERLING HWY	HOMER, AK 99603	NO	NO
173-310-58	T 6S R 14W SEC 9 SEWARD MERIDIAN HM 0850030 SMURFY ACRES SUB LOT 3	178,300	4,181.89	0.00	HAWKINS BRYAN & JENNIFER	67725 DIAMOND RIDGE RD	HOMER, AK 99603	NO	NO
173-470-05	T 6S R 14W SEC 4 SEWARD MERIDIAN HM 0742239 BELNAP SUB UNIT 1 BLK 1 TRACT 5	360,000	4,181.89	0.00	FANKHAUSER RANDALL D FANKHAUSER ANGELA D	PO BOX 203	HOMER, AK 99603	NO	NO
173-470-06	T 6S R 14W SEC 4 SEWARD MERIDIAN HM 0742239 BELNAP SUB UNIT 1 BLK 1 TRACT 4	348,800	4,181.89	0.00	CUNNINGHAM SAMANTHA ASHTON LIVING TRUST	PO BOX 1907	HOMER, AK 99603	NO	NO
173-470-07	T 6S R 14W SEC 4 SEWARD MERIDIAN HM 0742239 BELNAP SUB UNIT 1 BLK 1 TRACT 1	68,700	4,181.89	0.00	CUNNINGHAM SAMANTHA ASHTON LIVING TRUST	PO BOX 1907	HOMER, AK 99603	NO	NO
173-740-01	T 6S R 14W SEC 9 SEWARD MERIDIAN HM 0830115 DIAMOND VIEW ESTATES SUB UNIT 2 LOT 8	206,900	4,181.89	0.00	CARLOS TRACE & HEATHER	1368 OCEAN DR	HOMER, AK 99603	NO	NO
173-740-02	T 6S R 14W SEC 9 SEWARD MERIDIAN HM 0830115 DIAMOND VIEW ESTATES SUB UNIT 2 LOT 9	218,900	4,181.89	0.00	ROSE ANDREW P	PO BOX 610	HOMER, AK 99603	NO	NO
173-740-03	T 6S R 14W SEC 9 SEWARD MERIDIAN HM 0830115 DIAMOND VIEW ESTATES SUB UNIT 2 LOT 10	251,800	4,181.89	0.00	JACKINSKY SARA L JONES KENNETH M SPRINGER EMILIE S	PO BOX 1044 PO BOX 1044 PO BOX 2882	HOMER AK 99603-1044 HOMER AK 99603-1044 HOMER, AK 99603	NO	NO
173-740-05	T 6S R 14W SEC 9 SEWARD MERIDIAN HM 0830115 DIAMOND VIEW ESTATES SUB UNIT 2 LOT 13	170,100	4,181.89	0.00	OWEN, KENNETH SCOTT CREAMER, KAYLA M	PO BOX 3556	HOMER, AK 99603	NO	NO

PARCEL ID	LEGAL	2014 ASSESSED VALUE	MAXIMUM ASSESSMENT	REQUIRED PRE-PAYMENT	OWNER	ADDRESS	CITY STATE ZIP	2014 DELINQUENCY	OTHER SPEC. ASSM'TS
173-740-06	T 6S R 14W SEC 9 SEWARD MERIDIAN HM 0830115 DIAMOND VIEW ESTATES SUB UNIT 2 LOT 14	54,200	4,181.89	0.00	WIBBENMEYER LYNN E DECLARATION OF TRUST WIBBENMEYER MERLIN J DECLARATION OF TRUST	14425 S MERRINEY RD	CHENEY WA 99004-9036	NO	NO
173-740-08	T 6S R 14W SEC 9 SEWARD MERIDIAN HM 0830115 DIAMOND VIEW ESTATES SUB UNIT 2 LOT 15	60,000	4,181.89	0.00	REDMON KENTON F	PO BOX 6	HOMER, AK 99603	NO	NO
173-740-09	T 6S R 14W SEC 9 SEWARD MERIDIAN HM 0830115 DIAMOND VIEW ESTATES SUB UNIT 2 LOT 16	217,800	4,181.89	0.00	REDMON KENT	PO BOX 6	HOMER, AK 99603	NO	NO
173-740-10	T 6S R 14W SEC 4 SEWARD MERIDIAN HM 0830115 DIAMOND VIEW ESTATES SUB UNIT 2 LOT 17	293,200	4,181.89	0.00	WILLMANN RONALD D	9147 FERDINAND CT	LAS VEGAS, NV 89129	NO	NO
173-740-13	T 6S R 14W SEC 4 SEWARD MERIDIAN HM 0830115 DIAMOND VIEW ESTATES SUB UNIT 2 LOT 20	168,100	4,181.89	0.00	WILSON ROY JAMES & SUSANNE RATCLIFFE	PO BOX 136	HOMER, AK 99603	NO	NO
173-740-14	T 6S R 14W SEC 4 SEWARD MERIDIAN HM 0830115 DIAMOND VIEW ESTATES SUB UNIT 2 LOT 21	281,900	4,181.89	0.00	BROWNE STEWART W & ELAINE	PO BOX 1404	HOMER, AK 99603	NO	NO
173-740-17	T 6S R 14W SEC 9 SEWARD MERIDIAN HM 0830115 DIAMOND VIEW ESTATES SUB UNIT 2 LOT 24	250,000	4,181.89	0.00	PELKEY LIVING TRUST	41190 KAY CT	HOMER, AK 99603	NO	NO
173-740-18	T 6S R 14W SEC 9 SEWARD MERIDIAN HM 0830115 DIAMOND VIEW ESTATES SUB UNIT 2 LOT 25	247,000	4,181.89	0.00	TRACY MICHAEL S	41320 KAY CT	HOMER, AK 99603	NO	NO
173-740-19	T 6S R 14W SEC 9 SEWARD MERIDIAN HM 0830115 DIAMOND VIEW ESTATES SUB UNIT 2 LOT 26	516,100	4,181.89	0.00	KUKULS KIMBERLY A KUKULS JOHN F	41272 KAY CT	HOMER, AK 99603	NO	NO
173-740-20	T 6S R 14W SEC 9 SEWARD MERIDIAN HM 0830115 DIAMOND VIEW ESTATES SUB UNIT 2 LOT 27	53,900	4,181.89	0.00	PIETSCH JOEL PIETSCH TIA	PO BOX 392	HOMER, AK 99603	NO	NO
173-740-21	T 6S R 14W SEC 4 & 9 SEWARD MERIDIAN HM 0830115 DIAMOND VIEW ESTATES SUB UNIT 2 LOT 28	263,100	4,181.89	0.00	GEAGEL MICHELLE GEAGEL MIKE GEAGEL CONNIE GEAGEL MIKE	41082 KAY CT	HOMER, AK 99603	NO	NO
173-740-22	T 6S R 14W SEC 4 SEWARD MERIDIAN HM 0830115 DIAMOND VIEW ESTATES SUB UNIT 2 LOT 29	327,000	4,181.89	0.00	ROOKER GARY A & SHARLENE	40909 SOLSTICE DR	HOMER, AK 99603	NO	NO
173-740-23	T 6S R 14W SEC 4 SEWARD MERIDIAN HM 0830115 DIAMOND VIEW ESTATES SUB UNIT 2 LOT 30	180,100	4,181.89	0.00	BACHRACH DAVID	PO BOX 2828	HOMER, AK 99603	NO	NO
173-740-24	T 6S R 14W SEC 4 & 9 SEWARD MERIDIAN HM 0830115 DIAMOND VIEW ESTATES SUB UNIT 2 LOT 31	55,100	4,181.89	0.00	HUFFORD GARY L & JOAN M	17754 KANTISHNA DR	EAGLE RIVER, AK 99577	NO	NO
173-740-25	T 6S R 14W SEC 9 SEWARD MERIDIAN HM 0830115 DIAMOND VIEW ESTATES SUB UNIT 2 LOT 32	53,000	4,181.89	0.00	PURSELL RAOUL	11732 CLERKE CIR	ANCHORAGE, AK 99515	NO	NO
173-740-26	T 6S R 14W SEC 9 SEWARD MERIDIAN HM 0830115 DIAMOND VIEW ESTATES SUB UNIT 2 LOT 33	163,100	4,181.89	0.00	NEESE MICHAEL W & SPENCER HEIDI M	PO BOX 2947	HOMER, AK 99603	NO	NO

PARCEL ID	LEGAL	2014 ASSESSED VALUE	MAXIMUM ASSESSMENT	REQUIRED PRE-PAYMENT	OWNER	ADDRESS	CITY STATE ZIP	2014 DELINQUENCY	OTHER SPEC. ASSM'TS
173-740-27	T 6S R 14W SEC 9 SEWARD MERIDIAN HM 0830115 DIAMOND VIEW ESTATES SUB UNIT 2 LOT 34	53,200	4,181.89	0.00	MASON DEBORAH L & DONALD D	PO BOX 54	BRIGGS, TX 78608	NO	NO
173-740-28	T 6S R 14W SEC 9 SEWARD MERIDIAN HM 0830115 DIAMOND VIEW ESTATES SUB UNIT 2 LOT 35	174,600	4,181.89	0.00	GORDON AMY	41095 SOLSTICE DR	HOMER, AK 99603	NO	NO
173-740-29	T 6S R 14W SEC 9 SEWARD MERIDIAN HM 0830115 DIAMOND VIEW ESTATES SUB UNIT 2 LOT 36	489,400	4,181.89	0.00	DWYER SHARAN JEANNINE DWYER JOSEPH DENNIS	41090 SOLSTICE DR	HOMER, AK 99603	NO	NO
173-740-30	T 6S R 14W SEC 9 SEWARD MERIDIAN HM 0830115 DIAMOND VIEW ESTATES SUB UNIT 2 LOT 37	284,500	4,181.89	0.00	MEANS ROBERT S	PO BOX 2613	HOMER, AK 99603	NO	NO
173-740-31	T 6S R 14W SEC 4 & 9 SEWARD MERIDIAN HM 0830115 DIAMOND VIEW ESTATES SUB UNIT 2 LOT 38	234,700	4,181.89	0.00	CHASE TIMOTHY	PO BOX 3605	HOMER, AK 99603	NO	NO
173-740-32	T 6S R 14W SEC 4 & 9 SEWARD MERIDIAN HM 0830115 DIAMOND VIEW ESTATES SUB UNIT 2 LOT 39	271,200	4,181.89	0.00	LIEBERS LYNN M LIEBERS WARREN L	41030 SOLSTICE DR	HOMER, AK 99603	NO	NO
173-740-34	T 6S R 14W SEC 4 SEWARD MERIDIAN HM 0830115 DIAMOND VIEW ESTATES SUB UNIT 2 LOT 41	256,300	4,181.89	0.00	PRATT PAT PRATT LARRY	40958 SOLSTICE DR	HOMER, AK 99603	NO	NO
173-740-35	T 6S R 14W SEC 4 SEWARD MERIDIAN HM 0830115 DIAMOND VIEW ESTATES SUB UNIT 2 LOT 42	362,100	4,181.89	0.00	WALKER REVOCABLE TRUST	40920 SOLSTICE DR	HOMER, AK 99603	NO	NO
173-740-36	T 6S R 14W SEC 4 SEWARD MERIDIAN HM 0830115 DIAMOND VIEW ESTATES SUB UNIT 2 LOT 43	53,100	4,181.89	0.00	DAVIS CATHY L DAVIS MARK J	40870 SOLSTICE DR	HOMER AK 99603-8343	NO	NO
173-740-37	T 6S R 14W SEC 4 SEWARD MERIDIAN HM 0830115 DIAMOND VIEW ESTATES SUB UNIT 2 LOT 44	278,600	4,181.89	0.00	DAVIS MARK J DAVIS CATHY L	40870 SOLSTICE DR	HOMER, AK 99603	NO	NO
173-740-38	T 6S R 14W SEC 4 SEWARD MERIDIAN HM 0830115 DIAMOND VIEW ESTATES SUB UNIT 2 LOT 45	202,400	4,181.89	0.00	GRICE TUREA & ANDERSON DENNIS	PO BOX 3934	HOMER, AK 99603	NO	NO
173-740-39	T 6S R 14W SEC 4 SEWARD MERIDIAN HM 0830115 DIAMOND VIEW ESTATES SUB UNIT 2 LOT 46	281,100	4,181.89	0.00	FRALEY JOSHUA N	PO BOX 640	HOMER, AK 99603	NO	NO
173-740-40	T 6S R 14W SEC 4 SEWARD MERIDIAN HM 0830115 DIAMOND VIEW ESTATES SUB UNIT 2 LOT 47	55,300	4,181.89	0.00	HAMERSMA HERBERT P & JANIS L LIVING TRUST	PO BOX 180345	HAWAII NATIONAL PARK, HI 96718	NO	NO
173-740-41	T 6S R 14W SEC 4 SEWARD MERIDIAN HM 0830115 DIAMOND VIEW ESTATES SUB UNIT 2 LOT 48	241,800	4,181.89	0.00	HALSTEAD MICHAEL E & GRACE EA	40730 KAY CT	HOMER, AK 99603	NO	NO
173-740-42	T 6S R 14W SEC 4 SEWARD MERIDIAN HM 0830115 DIAMOND VIEW ESTATES SUB UNIT 2 LOT 49	283,700	4,181.89	0.00	BEGICH ROBERT N & MODLA KELLY D	48550 PRAIRIE AVE	SOLDOTNA, AK 99669	NO	NO
173-740-43	T 6S R 14W SEC 4 SEWARD MERIDIAN HM 0830115 DIAMOND VIEW ESTATES SUB UNIT 2 LOT 50	323,300	4,181.89	0.00	NOLLAR BRIAN DAVID NOLLAR JANE LOUISE	PO BOX 3107	HOMER, AK 99603	NO	NO

PARCEL ID	LEGAL	2014 ASSESSED VALUE	MAXIMUM ASSESSMENT	REQUIRED PRE-PAYMENT	OWNER	ADDRESS	CITY STATE ZIP	2014 DELINQUENCY	OTHER SPEC. ASSMNTS
173-740-44	T 6S R 14W SEC 4 SEWARD MERIDIAN HM 0830115 DIAMOND VIEW ESTATES SUB UNIT 2 LOT 51	251,900	4,181.89	0.00	JACKSON SCOTT R & BARBARA A	7 COOPER ST	LOUDON, NH 03307	NO	NO
173-740-45	T 6S R 14W SEC 4 SEWARD MERIDIAN HM 0830115 DIAMOND VIEW ESTATES SUB UNIT 2 LOT 52	218,700	4,181.89	0.00	ROSENCRANS RANDAL G & MICHELLE S	17587 W WIND SONG AVE	GOODYEAR, AZ 85338	NO	NO
173-740-46	T 6S R 14W SEC 4 SEWARD MERIDIAN HM 0830115 DIAMOND VIEW ESTATES SUB UNIT 2 LOT 53	228,700	4,181.89	0.00	BEEKER DARRELL K & LYNNE E	40889 BELNAP DR	HOMER, AK 99603	NO	NO
173-740-47	T 6S R 14W SEC 4 & 9 SEWARD MERIDIAN HM 0830115 DIAMOND VIEW ESTATES SUB UNIT 2 LOT 54	234,500	4,181.89	0.00	ABELDGAARD MARION S	PO BOX 1265	HOMER, AK 99603	NO	NO
173-740-48	T 6S R 14W SEC 4 & 9 SEWARD MERIDIAN HM 0830115 DIAMOND VIEW ESTATES SUB UNIT 2 LOT 55	301,900	4,181.89	0.00	MORGAN MORGIEL J & LINDA B	855 W QUAIL DR	GREEN VALLEY, AZ 85622	NO	NO
173-740-49	T 6S R 14W SEC 4 & 9 SEWARD MERIDIAN HM 0830115 DIAMOND VIEW ESTATES SUB UNIT 2 LOT 56	251,100	4,181.89	0.00	BROCKHOFF TIMOTHY A	40975 BELNAP DR	HOMER, AK 99603	NO	NO
173-740-50	T 6S R 14W SEC 4 SEWARD MERIDIAN HM 0830115 DIAMOND VIEW ESTATES SUB UNIT 2 LOT 57	182,000	4,181.89	0.00	GANN JILL M	33642 KEYSTONE DR	SOLDOTNA, AK 99669	NO	NO
173-740-51	T 6S R 14W SEC 4 SEWARD MERIDIAN HM 0830115 DIAMOND VIEW ESTATES SUB UNIT 2 LOT 58	61,200	4,181.89	0.00	JONES CHAD	PO BOX 1732	HOMER, AK 99603	NO	NO
173-740-52	T 6S R 14W SEC 4 SEWARD MERIDIAN HM 0830115 DIAMOND VIEW ESTATES SUB UNIT 2 LOT 59	209,400	4,181.89	0.00	EASTHAM MICHEL W	PO BOX 475	HOMER, AK 99603	NO	NO
173-740-53	T 6S R 14W SEC 4 SEWARD MERIDIAN HM 0830115 DIAMOND VIEW ESTATES SUB UNIT 2 LOT 60	52,800	4,181.89	0.00	ISABELLE GARY R	201 DOGWOOD CT	VACAVILLE, CA 95687	NO	NO
173-740-55	T 6S R 14W SEC 4 SEWARD MERIDIAN HM 2004096 DIAMOND VIEW ESTATES SHELTON REPLAT LOT 18-A	155,600	4,181.89	0.00	SHELTON WILLIAM RUSSELL LIVING TRUST	PO BOX 2408	HOMER, AK 99603	NO	NO
173-740-56	T 6S R 14W SEC 4 SEWARD MERIDIAN HM 2007125 DIAMOND VIEW ESTATES NO 5 LOT 23-A	54,500	4,181.89	0.00	OSGOOD FAMILY TRUST	1249 CONESTOGA CAMP PT	MESQUITE NV 89034-1087	NO	NO
173-740-57	T 6S R 14W SEC 4 SEWARD MERIDIAN HM 2007125 DIAMOND VIEW ESTATES NO 5 LOT 22-A	395,100	4,181.89	0.00	SCHNEIDER MARY J SCHNEIDER KARL B	40861 KAY CT	HOMER, AK 99603	NO	NO
173-740-58	T 6S R 14W SEC 4 AND 9 SEWARD MERIDIAN HM 2010004 DIAMOND VIEW ESTATES NO. 6 LOT 40-A	302,000	4,181.89	0.00	HOUGH GREGORY HUNTER	41175 BIDARKI DR	HOMER, AK 99603	NO	NO
173-740-59	T 6S R 14W SEC 4 AND 9 SEWARD MERIDIAN HM 2010004 DIAMOND VIEW ESTATES NO. 6 LOT 40-B	232,600	4,181.89	0.00	WHITE DAN WHITE GEORGIANA WHITE ALLEN	801 11TH ST W 801 11TH ST W PO BOX 1486	WILLISTON ND 58801-4829 WILLISTON ND 58801-4829 HOMER, AK 99603	NO	NO

12,086,600 \$246,731.51 \$0.00

59 # Parcels



KENAI PENINSULA BOROUGH

144 North Binkley Street • Soldotna, Alaska 99669-7520

Toll-free within the Borough: 1-800-478-4441

PHONE: (907) 262-4441 • FAX: (907) 262-1892

www.borough.kenai.ak.us

**MIKE NAVARRE
BOROUGH MAYOR**

TO: Dale Bagley, Assembly President
Members of the Kenai Peninsula Borough Assembly

THRU: Mike Navarre
Kenai Peninsula Borough Mayor

FROM: Craig Chapman, Finance Director *C Chapman*

DATE: May 18, 2015

SUBJECT: Diamond View Estates Utility Special Assessment District (“USAD”) Financing

The Borough plans to provide the funds necessary to finance the Diamond View Estates 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 \$5,000,000 at the end of any fiscal year. As of April 30, 2015, the borough has \$1,406,938 invested in special assessment districts. If approved, the \$246,732 projected for the Diamond View Estates USAD will increase the total special assessment district investment to approximately \$1,896,313.

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 (currently 3.25%) plus 2% or 5.25%. Property owners can avoid or reduce the interest charge by making accelerated payments on the principal. Penalties will not be imposed for accelerated payments. The assessment constitutes a lien on each parcel within the district.

Kenai Peninsula Borough
 Currently Proposed USAD/RIAD Projects
 Updated 5/11/2015

	Current Proposal	Outstanding Proposals
Max Allowed	\$ 5,000,000	\$ 5,000,000
Current Balance(100.10706) as of:		
4/30/2015	1,406,938	1,406,938
Previously Approved Projects:		
Birch Park USAD	130,864	130,864
Winridge Ave-Eagle Ridge Ct. RIAD	111,779	111,779
Projects Awaiting Approval:		
Funny River EAST USAD		1,225,995
Diamond View Estates USAD	246,732	246,732
Toloff Road USAD		87,640
 Total	 <u>\$ 1,896,313</u>	 <u>\$ 3,209,948</u>