

Introduced by: Mayor  
Date: 10/13/15  
Hearing: 10/27/15  
Action: Enacted  
Vote: 9 Yes, 0 No, 0 Absent

**KENAI PENINSULA BOROUGH  
ORDINANCE 2015-25**

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

- WHEREAS,** the assembly by Resolution 2015-017 approved the petition application for the formation of the Birch Park Utility Special Assessment District (the "District"); and
- WHEREAS,** the assembly by Ordinance 2014-19-61 appropriated \$130,863.78 for the Birch Park Utility Special Assessment District natural gas line project; and
- WHEREAS,** the assembly by Resolution 2015-032 established the District and authorized the construction of the improvement; 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 spread equally among all the lots 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 October 27, 2015, where objections would be heard; and
- WHEREAS,** the assembly, on October 27, 2015, 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 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 benefited 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 Birch Park Utility Special Assessment District, attached as Exhibit A to this ordinance, as presented to the assembly on October 27, 2015 in the total amount of \$130,863.78 is confirmed.

**SECTION 3. Notice of Assessment.** That within fifteen days after the enactment 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 recorder for the Homer Recording District 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 5.25% per annum. Assessments that are not prepaid shall be paid in ten equal annual installments on March 31 of each year, commencing March 31, 2016. 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. The borough shall refund the funds in the Reserve and Refund Account at the end of each fiscal year an amount equal to the fund balance divided by the number of lots within the District provided the refunded amount is greater than or equal to \$25.00 per parcel. If the amount is under \$25.00, the refund will be carried over to the following fiscal year. The order of refund will be: First, to ANY outstanding balance applied in the order of unpaid costs, penalty, interest and then principal; and, Second, to the owner of record as shown on the most recent records of the borough assessor. If any lot 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. If any lots are consolidated, the converse shall apply. The initial refund entitlement shall then be divided equally among the subject lots. If an account is in a delinquent or foreclosure status, any such refund shall be applied against the delinquent balance in the order described above.
- B. That upon the repayment to the borough of all indebtedness incurred for this assessment district or after the borough receives the final refund entitlements arising out of new customers connecting to the gas line, any funds remaining in the Reserve and Refund Account shall be distributed as provided under this section.

**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 an amount equal to the fund balance divided by the number of lots within the District.
- 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.

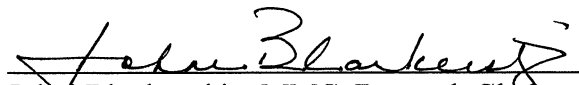
**SECTION 11. Severability.** That if any one or more of the covenants and agreements provided in this ordinance to be performed on the part of the borough shall be declared by any court of competent jurisdiction to be contrary to law, then such covenant or covenants, agreements or agreements shall be 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.

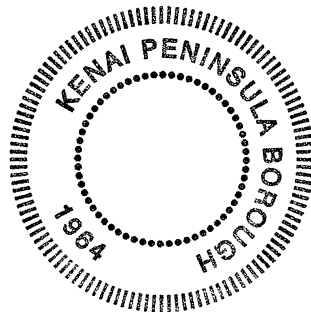
**SECTION 12. Effective Date.** That this ordinance shall take effect immediately upon enactment.

**ENACTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH THIS 27TH DAY OF OCTOBER, 2015.**

  
Blaine Gilman, Assembly President

ATTEST:

  
John Blankenship, MMC, Borough Clerk



Yes: Bagley, Cooper, Dunne, Holmdahl, Johnson, McClure, Ogle, Welles, Gilman  
No: None  
Absent: None

# BIRCH PARK UTILITY SPECIAL ASSESSMENT - FINAL ASSESSMENT ROLL

Enstar Construction Cost: 104,904.00  
 Enstar Non-Standard Cost: 18,700.00  
**Enstar Final Total Cost: \$123,604.00**  
 KPBA Administration Cost: 7,259.78  
**Final Project Total Cost: \$130,863.78**

Final Total Project Cost: 130,863.78  
 Less any required pre-payment: 0.00  
**Final Total Assessments: \$130,863.78**

Total number of parcels in district: 18  
 Total number parcels in favor of project: 14  
 Percentage of parcels in favor of project: 77.78%  
 Percentage of parcels in district delinquent: 0.00%

# of Parcels: 18  
**Final Cost Per Parcel: \$7,270.21**

> 70% - 5.35.107(a)&(b) (prior version)  
 <10% - 5.35.070(D)

*Petition Certified under KPB 5.35, Ord. 2009-25 (prior to enactment of KPB 5.35, Ord. 2015-12)*

PARCEL ID	LEGAL	2014 ASSESSED VALUE	MAXIMUM ASSESSMENT	REQUIRED PREPAYMENT	OWNER	ADDRESS	CITY STATE ZIP	2014 TAX DEL	OTHER SPECIAL ASSMNTS
174-320-24	T 6S R 12W SEC 6 SEWARD MERIDIAN HM - PW NW1/4 SE1/4 & GOVT LOT 6 PER PW RES 93-10 REC @93-17W	994,500	7,270.21	0.00	FRAIMAN REVOCABLE TRUST	PO BOX 2622	HOMER, AK 99603	N	N
174-350-13	T 6S R 12W SEC 6 SEWARD MERIDIAN HM 0740599 BAYSHORE SUB TRACT 13	37,000	7,270.21	0.00	HARTON SANDRA	PO BOX 1166	OCALA, FL 34478	N	N
174-360-04	T 6S R 12W SEC 6 SEWARD MERIDIAN HM 0741959 MYSTIC MEADOWS SUB LOT 1 BLK 2	194,400	7,270.21	0.00	BROWN CHRISTOPHER	40794 BIRCH PARK DR	HOMER, AK 99603	N	N
174-360-05	T 6S R 12W SEC 6 SEWARD MERIDIAN HM 0741959 MYSTIC MEADOWS SUB LOT 2 BLK 2	39,000	7,270.21	0.00	MITCHELL MICHAEL G	3602 ARKANSAS DR	ANCHORAGE, AK 99517	N	N
174-360-06	T 6S R 12W SEC 6 SEWARD MERIDIAN HM 0741959 MYSTIC MEADOWS SUB LOT 3 BLK 2	51,000	7,270.21	0.00	MITCHELL MICHAEL G	3602 ARKANSAS DR	ANCHORAGE, AK 99517	N	N
174-360-07	T 6S R 12W SEC 6 SEWARD MERIDIAN HM 0741959 MYSTIC MEADOWS SUB LOT 4 BLK 2	222,900	7,270.21	0.00	REINHART VESTA E	40990 BIRCH PARK DR	HOMER, AK 99603	N	N
174-360-08	T 6S R 12W SEC 6 SEWARD MERIDIAN HM 0741959 MYSTIC MEADOWS SUB LOT 5 BLK 2	243,100	7,270.21	0.00	FRAIMAN DOUGLAS E FRAIMAN JOHANNA P	PO BOX 2622	HOMER, AK 99603	N	N
174-360-09	T 6S R 12W SEC 6 SEWARD MERIDIAN HM 0741959 MYSTIC MEADOWS SUB LOT 5 BLK 1	55,900	7,270.21	0.00	HOYT MADRENE RENE	PO BOX 1	HOMER, AK 99603	N	N
174-360-10	T 6S R 12W SEC 6 SEWARD MERIDIAN HM 0741959 MYSTIC MEADOWS SUB LOT 4 BLK 1	226,200	7,270.21	0.00	HOYT MADRENE RENE	PO BOX 1	HOMER, AK 99603	N	N

PARCEL ID	LEGAL	2014 ASSESSED VALUE	MAXIMUM ASSESSMENT	REQUIRED PREPAYMENT	OWNER	ADDRESS	CITY STATE ZIP	2014 TAX DEL	OTHER SPECIAL ASSMTS
174-360-11	T 6S R 12W SEC 6 SEWARD MERIDIAN HM 0741959 MYSTIC MEADOWS SUB LOT 3 BLK 1	119,100	7,270.21	0.00	RUDOLPH JOSHUA D RUDOLPH RACHEAL R	57618 REINHART LN	HOMER, AK 99603	N	N
174-360-12	T 6S R 12W SEC 6 SEWARD MERIDIAN HM 0741959 MYSTIC MEADOWS SUB LOT 2 BLK 1	155,200	7,270.21	0.00	ANDRES BARRY STROTHERS HELEN	14130 SPECKING AVE	ANCHORAGE, AK 99515	N	N
174-360-13	T 6S R 12W SEC 6 SEWARD MERIDIAN HM 0741959 MYSTIC MEADOWS SUB LOT 1 BLK 1	56,600	7,270.21	0.00	FRAIMAN DOUGLAS E FRAIMAN JOHANNA P	PO BOX 2622	HOMER, AK 99603	N	N
174-360-14	T 6S R 12W SEC 6 SEWARD MERIDIAN HM 0741959 MYSTIC MEADOWS SUB LOT 1 BLK 3	206,400	7,270.21	0.00	BOWEN GORDON E	PO BOX 2201	HOMER, AK 99603	N	N
174-360-17	T 6S R 12W SEC 6 SEWARD MERIDIAN HM 2003089 COWGILL ACRES SUB NO 3 LOT 1	51,500	7,270.21	0.00	REINHART JOSEPH LYNN	40990 BIRCH PARK DR	HOMER, AK 99603	N	N
174-360-18	T 6S R 12W SEC 6 SEWARD MERIDIAN HM 2003089 COWGILL ACRES SUB NO 3 LOT 2	138,600	7,270.21	0.00	REINHART JENNIFER K KELLY JOHN E	PO BOX 3031	HOMER, AK 99603	N	N
174-360-19	T 6S R 12W SEC 6 SEWARD MERIDIAN HM 2003089 COWGILL ACRES SUB NO 3 LOT 3	42,000	7,270.21	0.00	REINHART JENNIFER K KELLY JOHN E	PO BOX 3031	HOMER, AK 99603	N	N
174-360-20	T 6S R 12W SEC 6 SEWARD MERIDIAN HM 2003089 COWGILL ACRES SUB NO 3 LOT 4	424,600	7,270.21	0.00	REINHART LINDA SHOWS	40990 BIRCH PARK DR	HOMER, AK 99603	N	N
174-360-22	T 6S R 12W SEC 6 SEWARD MERIDIAN HM 2005079 COWGILL ACRES SUB NO 4 TRACT B1	630,700	7,270.21	0.00	WHIP TIMOTHY JAY VONZIEGESAR-WHIP ELIZABETH A	57639 KOKOMO RD	HOMER, AK 99603	N	N
18	# Parcels	3,888,700.00	130,863.78	0.00				0	0