

Introduced by: Mayor  
Date: 05/05/15  
Action: Adopted  
Vote: 9 Yes, 0 No, 0 Absent

**KENAI PENINSULA BOROUGH  
RESOLUTION 2015-016**

**A RESOLUTION TO FORM THE WINRIDGE AVENUE – EAGLE RIDGE COURT  
ROAD IMPROVEMENT ASSESSMENT DISTRICT AND PROCEED WITH THE  
IMPROVEMENT**

- WHEREAS,** KPB Chapter 14.31 authorizes the formation of road improvement assessment districts (RIADs) within the Kenai Peninsula Borough Road Service Area (RSA); and
- WHEREAS,** an application for a petition to form the Winridge Avenue – Eagle Ridge Court road improvement assessment district (RIAD) was received from the property owners within the proposed district; and
- WHEREAS,** in 2014 the roadways in the proposed district were upgraded as part of a borough Capital Improvement Project (CIP); and
- WHEREAS,** KPB 14.31.050(C) requires that applications for road improvement assessment district formations be received by the RSA no later than June 1 of each year; and
- WHEREAS,** the application to form the proposed Winridge Avenue – Eagle Ridge Court RIAD and to participate in the match program was submitted by the sponsor on July 29, 2014, after the June 1, 2014 deadline; and
- WHEREAS,** the sponsor has requested assembly approval for an exception to the application deadline as the roadway was improved as part of the 2014 capital improvement project (“CIP”) road upgrade, and granting the late application request to allow pavement to be constructed in 2015 would avoid unnecessary deterioration of the recent road upgrades; and
- WHEREAS,** the code contains no penalty for failure to meet the deadline, which is meant to promote the orderly conduct of business by ensuring sufficient time remains to complete the project in the desired timeframe, and treating the deadline as mandatory would result in a one year delay of a project that could be completed this year; and

**WHEREAS,** on September 9, 2014, the RSA board reviewed the application and a motion to approve the exception to the deadline for a RIAD application was passed, and the RSA authorized funding to obtain an engineer's estimate for the proposed RIAD for the purpose of improving and paving the roadways of the portion of Winridge Avenue and Eagle Ridge Court included in the proposed district; and

**WHEREAS,** on February 17, 2015, pursuant to KPB 14.31.060(B), the RSA board adopted RSA Resolution 2015-01 approving the circulation of the Winridge Avenue – Eagle Ridge Court RIAD petition consistent with the recommendations in the staff report of September 9, 2014; and

**WHEREAS,** there is an abutting parcel, number 055-421-14, Lot 2 Block 11 WINRIDGE ESTATES SUB PART 1 which is not included in the proposed boundary of the RIAD; and

**WHEREAS,** the reason parcel number 055-421-14 is not included in the boundary is as follows: in 2011, River Hills Drive was improved and paved to the Winridge Avenue right-of-way (“ROW”) under a CIP, and the western boundary of the proposed Winridge Avenue - Eagle Ridge Court RIAD pavement will start just east of the River Hills Drive ROW. This would leave the intersection unpaved if the intersection is not included in the RIAD, resulting in two abrupt pavement edges where turning traffic will cause significant rutting, and grader equipment will potentially break asphalt edges; further standard design practice is to include intersections when paving intersecting streets; and

**WHEREAS,** paving the intersection will cause the improvement to abut the southeast corner of parcel 055-421-14; and

**WHEREAS,** the paving improvement will not directly benefit parcel number 055-421-14 as the driveway does not access the proposed paved area, nor is the parcel indirectly benefited in any greater manner than neighboring parcels to the west of the intersection of Winridge Avenue and River Hills Drive; and

**WHEREAS,** the RSA board recommended exclusion of parcel number 055-421-14 from the proposed RIAD in RSA resolution 2015-01; and

**WHEREAS,** KPB 14.31.070(C)(1) requires signatures of the owners of more than 70 percent of the parcels within the proposed district sign the petition and 70.83 percent have signed the petition; and

**WHEREAS,** KPB 14.31.070(C)(2) requires signatures of the owners that would bear more than 70 percent of the total assessments in the proposed district and 70.83 percent have signed the petition; and

**WHEREAS,** the borough clerk certified the petition and acknowledged receipt of a filing fee check for \$3,800.00; and

**WHEREAS,** KPB 14.31.090 requires the mayor to present to the assembly an estimated assessment roll and resolution authorizing 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 Kenai Peninsula Borough shall form the Winridge Avenue - Eagle Ridge Court Road Improvement Assessment District, and the mayor is authorized to proceed with the construction of the improvement in accordance with the provisions of KPB Chapter 14.31 and RSA Resolution 2015-01, and negotiate and execute such documents as are determined to be in the best interests of the borough to accomplish this project.

**SECTION 2.** The assembly finds that an exception to the June 1 application filing deadline in KPB 14.31.050(C) is warranted and granted.

**SECTION 3.** That pursuant to the requirements of KPB 14.31.090, this resolution is supported by the mayor's report, which is attached hereto and incorporated herein by reference.

**SECTION 4.** That the improvement is to pave a portion of Winridge Avenue (east of, and including, the intersection of Winridge Avenue and River Hills Drive) and the Eagle Ridge Court cul de sac.

**SECTION 5.** That the boundaries of the RIAD for improving and paving the roadways set forth in the map attached to the mayor's report as Exhibit 4, and the properties legally described in Exhibit 3 to the mayor's report are hereby approved as comprising the RIAD.

**SECTION 6.** That the estimated cost of the improvement is \$223,558.56, and the proposed method of allocating the cost of the improvement among the benefited parcels is based on equal allocation as further described in the mayor's report.

**SECTION 7.** An estimated assessment roll is Exhibit 3 to the mayor's report, and is incorporated herein by reference.

**SECTION 8.** That the borough clerk shall cause a copy of the resolution and estimated assessment roll to be recorded in the District Recorder's Office for the State of Alaska at Kenai.

**SECTION 9.** That properties within the district are properly included and subject to assessment for the improvement.

**SECTION 10.** That this resolution shall take effect immediately upon its adoption.

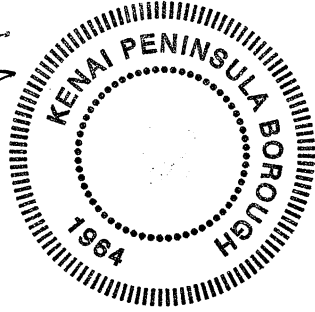
**ADOPTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH THIS 5TH DAY OF MAY, 2015.**

*Dale Bagley*

\_\_\_\_\_  
Dale Bagley, Assembly President

ATTEST:

*Johni Blankenship*  
\_\_\_\_\_  
Johni Blankenship, MMC, Borough Clerk



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

**KENAI PENINSULA BOROUGH ROAD SERVICE AREA  
RESOLUTION 2015-01**

**A RESOLUTION APPROVING WINRIDGE AVE - EAGLE  
RIDGE CT RIAD MATCH PER KPB 14.31.055 AND  
PROCEEDING WITH THE NECESSARY STEPS TO FORM  
THE ROAD IMPROVEMENT ASSESSMENT DISTRICT**

- WHEREAS,** the road service area (RSA) board authorized funding to obtain an engineer's estimate for the Winridge Avenue & Eagle Ridge Court Road Improvement Assessment District (RIAD) at its September 9, 2014, meeting; and
- WHEREAS,** the engineer's estimate is \$183,548.00 for the Winridge Avenue & Eagle Ridge Court RIAD (includes a 7 percent construction contingency of \$12,008.00); and
- WHEREAS,** a 10 percent design and administration cost plus a 5 percent project contingency cost, along with a borough administrative fee and RSA cost need to be added to the engineers estimate bringing the total estimated project cost to \$223,558.56; and
- WHEREAS,** KPB 14.31.050 C. requires that applications for road improvement assessment district formations be received by the road service area no later than June 1 of each year; and
- WHEREAS,** the application for Winridge Avenue & Eagle Ridge Court RIAD to participate in the match program was submitted after the June 1, 2014 deadline; and
- WHEREAS,** the applicant has requested an exception to the application deadline as the roadway was improved as part of the 2014 capital improvement project ("CIP") road upgrade, and paving construction in 2015 would avoid unnecessary deterioration of the recent road upgrades; and
- WHEREAS,** the RSA board received and reviewed the Winridge Avenue & Eagle Ridge Court RIAD application on September 9, 2014, and a motion to approve the exception to the deadline for a RIAD application was made and the motion passed; and
- WHEREAS,** assembly approval of this waiver shall be requested; and
- WHEREAS,** in 2011, River Hills Drive was improved and paved to the Winridge Avenue right-of-way ("ROW") under a CIP, and the western boundary of the proposed Winridge Avenue & Eagle Ridge Court RIAD paving starts just east of the River Hills Dr. ROW, which would leave the intersection unpaved if the intersection is not included in the RIAD, resulting in two abrupt pavement edges where turning traffic will cause significant rutting, and grader equipment will potentially break

asphalt edges, and standard design practice is to include intersections when paving intersecting streets; and

**WHEREAS,** paving the intersection will cause the improvement to abut the southeast corner of parcel 055-421-14, Lot 2 Block 11 WINRIDGE ESTATES SUB PART 1 which is not included in the RIAD; and

**WHEREAS,** the paving improvement will not directly benefit this parcel as the driveway does not access the proposed paved area, or indirectly in any greater manner than neighboring parcels to the west of the intersection of Winridge Avenue and River Hills Drive; and

**WHEREAS,** KPB 14.31.055(A) & (B) authorizes the RSA board to defray up to 50 percent of the cost of an internal subdivision RIAD project through a borough match program for pavement projects for existing roads which have been certified for borough maintenance; and

**WHEREAS,** it is in the best interest of the road service area and borough residents to approve a match per KPB 14.31.055 and proceed with the necessary steps to form the RIAD;

**NOW, THEREFORE, BE IT RESOLVED BY THE KENAI PENINSULA BOROUGH ROAD SERVICE AREA BOARD:**

**SECTION 1.** The board recommends the assembly form and proceed with Winridge Avenue & Eagle Ridge Court RIAD as set forth in the attached petition contingent upon the further requirements of KPB 14.31 being met.

**SECTION 2.** The board approves expenditure of up to 50 percent (estimated to be \$111,779.28) from the RIAD Match Fund for the Winridge Avenue & Eagle Ridge Court RIAD. This RIAD includes any necessary upgrade work in the intersection of Winridge Avenue and River Hills Drive for maintenance and safety reasons, and the upgrade and paving of 1,060 linear feet of Winridge Avenue and 830 linear feet of Eagle Ridge Court, internal subdivision roads, for a total linear footage of 1,890 RSA maintained internal roads.

**SECTION 3.** For both maintenance and safety reasons, the RSA strongly recommends upgrading and paving the intersection of Winridge Avenue and River Hills Drive as part of the proposed Winridge Avenue & Eagle Ridge Court RIAD.

**SECTION 4.** The board further recommends the exclusion of Lot 2 Block 11 WINRIDGE ESTATES SUB PART 1 and that the borough proceed with the construction of the road improvement to a district encompassing 24 benefited parcels within the Winridge Estates Subdivision and Eagle Ridge Estates, as shown in Exhibit 3 attached, contingent upon the further requirements of KPB Chapter 14.31 being met.

**SECTION 5.** The board makes the following findings required by KPB 14.31.055:

1. Standard: Whether it is economically feasible to improve the road to RSA certification standards.  
Finding: The entire project cost is estimated to be \$223,558.56. The project would provide pavement and reduce maintenance costs. The roads are in good condition without out of the ordinary costs for construction anticipated. Considering these factors, along with the funds available for RIAD matches, the project is economically feasible.
2. Standard: To what extent do the assessed values of the benefited properties support the scope of work for the project.  
Finding: No lien will exceed 25 percent of the value of a parcel as required by KPB 14.31.080(A)(1). The attached spreadsheet shows that if the borough makes a 50 percent match, assessments for each parcel will be \$4,657.47. Considering the parcels range in value from \$28,800 to \$543,300, the assessment will be less than the 25 percent maximum. The assessed values support the project.
3. Standard: The number of applications for projects received that year.  
Finding: This is the only application for projects received in 2014.
4. Standard: The funds available in the Road Improvement Assessment District Match Fund.  
Finding: There is \$447,984 available in the fund, more than sufficient to cover the match costs.
5. Standard: Whether an application for district formation has been previously filed and whether conditions have changed to make the project more feasible than in past application years.  
Finding: This project was subject to a previous application for district formation in 2001. The 2001 project included upgrade to road maintenance standards, in addition to paving. The project was placed in a non-active status as the estimated project cost exceeded property owners' project cost limit. In 2014, the proposed roadway was upgraded to paving standards through an RSA CIP; as such, the 2014 project cost will be expected to be within the property owners' project cost limit.
6. Standard: The number of residents served.  
Finding: The proposed RIAD serves an estimated 43 local residents.
7. Standard: The number of parcels served.  
Finding: There are 24 parcels within this project.

8. Standard: The feasibility of the project's compliance with KPB 14.31.080 criteria regarding restrictions on formation.

Finding: The project meets all the following feasibility criteria:

*A. Does the assessment to assessed value ratio exceed 21 percent for gravel improvements, or 25 percent for pavement?* No. The assessment will not exceed 25 percent of assessed value for any parcel.

*B. Are there parcels bearing more than 10 percent of the estimated costs of the improvement delinquent in real property taxes in the immediately preceding tax year?* No. Presently there are no parcels within the RIAD which are delinquent in payment of borough real property taxes. KPB 14.31.080(B) states that this provision must be met at the time the clerk certifies the petition pursuant to KPB 14.31.070(C).

*C. Do unimproved parcels represent more than 40 percent of the assessed value within the district?* No. There are two (2) unimproved parcels in the proposed district, representing 2.18%; however, construction of improvements on one parcel was started during the 2014 construction season.

9. Standard: Whether there is alternate access to properties serviced by the road and the condition of that alternate access.

Finding: Winridge Avenue and Eagle Ridge Court provide the most direct access to the properties.

**SECTION 6.** That this resolution takes effect immediately and a copy of this resolution be forwarded to the mayor and assembly.

**RESOLVED BY THE KENAI PENINSULA BOROUGH ROAD SERVICE AREA BOARD ON THIS 17TH DAY OF FEBRUARY, 2015.**



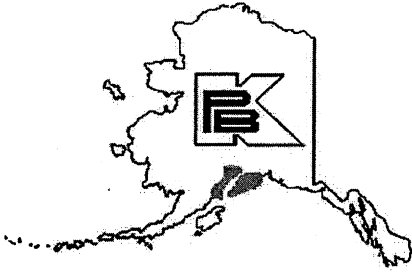
Robert Ruffner, RSA Board Vice-Chairman

ATTEST:



Pat Malone, Roads Service Area Director





## **KENAI PENINSULA BOROUGH**

144 North Binkley Street • Soldotna, Alaska 99669-7520

PHONE: (907) 714-2160 • FAX: (907) 714-2388

Toll-free within the Borough: 1-800-478-4441 Ext. 2160

Email: [jblankenship@kpb.us](mailto:jblankenship@kpb.us)

**JOHNI BLANKENSHIP, MMC  
BOROUGH CLERK**

## **CERTIFICATION OF PETITION**

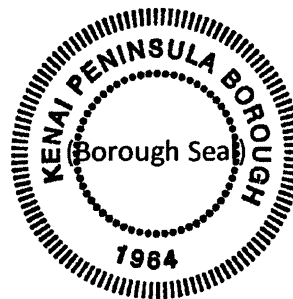
**Winridge Avenue / Eagle Ridge Court  
Road Improvement Assessment District**

A petition for formation of the Winridge Avenue / Eagle Ridge Court Road Improvement Assessment District was received in the Office of the Borough Clerk on March 19, 2015. I hereby certify the petition as sufficient. Signatures of property owners of 17 parcels (70% of 24 parcels) were required. Signatures of property owners of 17 (70.83%) parcels were validated.

A Check in the amount of \$3,800.00 was received with the petition.

Dated this 19th day of March, 2015.

Johni Blankenship, MMC  
Borough Clerk



### **Copies Provided to:**

Loren Weimer, P.O. Box 48, Soldotna, AK 99669 (Project Sponsor)

Marie Payfer, KPB Special Assessment Coordinator

KPB Assembly President Bagley and Members of the Assembly

KPB Mayor Mike Navarre

## **EXHIBIT #2**

# WINRIDGE AVE / EAGLE RIDGE CT RIAD - ESTIMATED ASSESSMENT ROLL

Res 2015-016

Estimated Cost:

Construction:	171,540.00
Construction Contingency, 7%:	12,008.00
Estimated Construction Cost:	183,548.00
Design & Engineering, 10% of \$171,540:	17,154.00
Project Contingency, 5% of \$183,548:	9,177.00
Total Estimated Construction Cost:	209,879.00
Filing Fee Adjustment:	0.00
RSA Cost:	6,000.00
KPB Admin Fee:	7,679.56
Total Estimated Cost:	223,558.56
Less Road Service Area Match 50%:	111,779.28
Final Estimated Cost to Parcel Owners:	111,779.28
Number of benefited parcels:	24
Cost per parcel:	4,657.47

## HEADING DEFINITIONS:

Total Assessed Value: 2014 Assessments

Required pre-pay: 0

-Lien on each benefited parcel cannot exceed 25% of 2014 Assessed Value

Total Number of Parcels: 24

Parcels in Favor of Project: 17

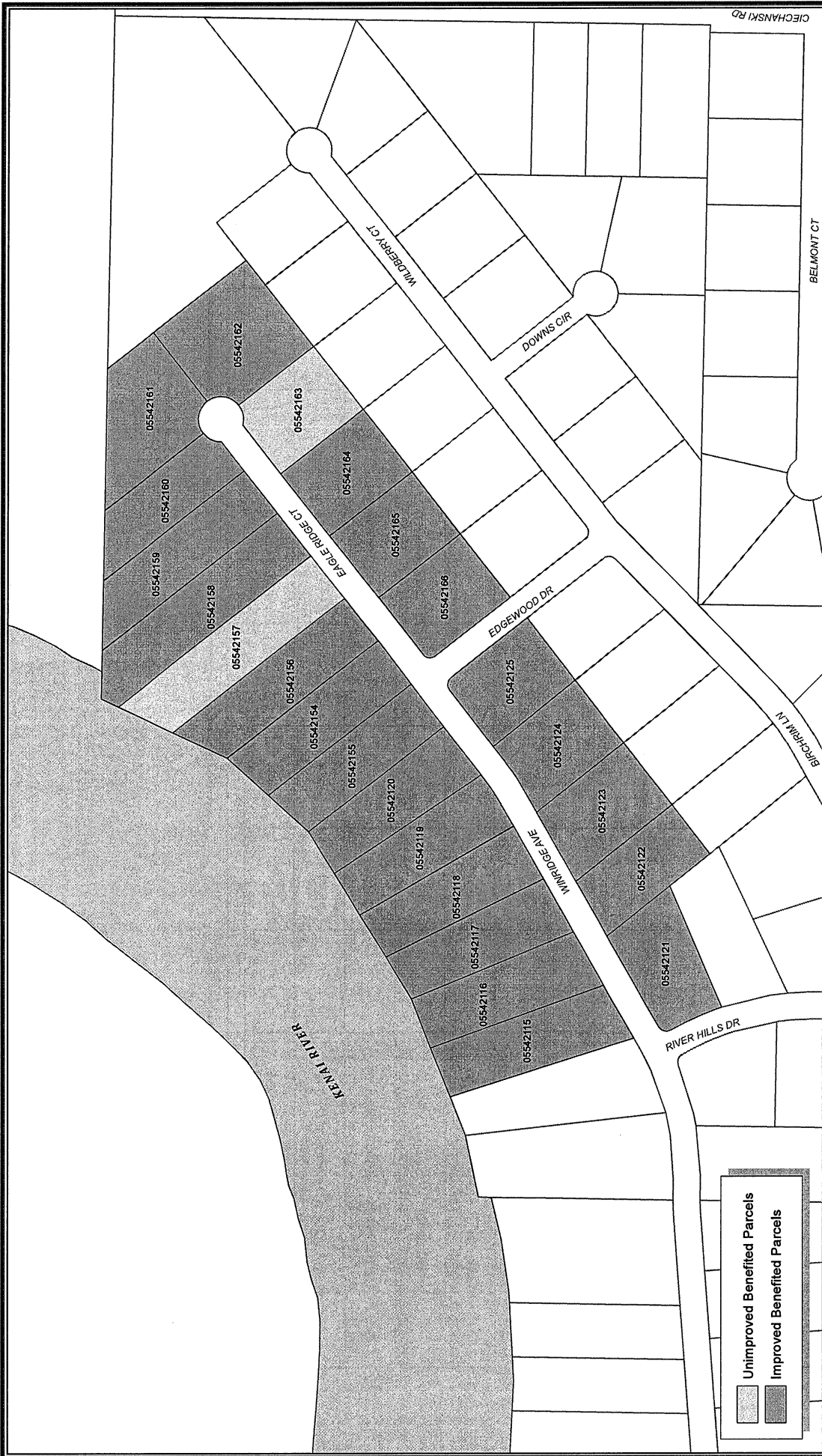
Percent of Parcels in Favor of Project: 70.83%

Tax Delinquent Parcels: 1

Percent of Parcels Delinquent: 4.17%

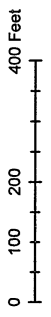
PARCEL ID	LEGAL	ASSESSED VALUE	COST/VALUE RATIO	MAXIMUM ASSESSMENT	REQUIRED PRE PAY	OWNER	2014 DELINQUENCY	OTHER SPECIAL ASMTS	VOTE Y = YES
055-421-15	T 5N R 11W SEC 14 SEWARD MERIDIAN KN 0850122 WINRIDGE ESTATES SUB PART 1 LOT 3 BLK 11	443,800	1.05%	4,657.47	0.00	SENN JAMES & MURRAY KIM S	N	N	Y
055-421-16	T 5N R 11W SEC 14 SEWARD MERIDIAN KN 0850122 WINRIDGE ESTATES SUB PART 1 LOT 4 BLK 11	384,500	1.21%	4,657.47	0.00	GALBRAITH MARK	N	N	
055-421-17	T 5N R 11W SEC 14 SEWARD MERIDIAN KN 0850122 WINRIDGE ESTATES SUB PART 1 LOT 5 BLK 11	441,400	1.06%	4,657.47	0.00	BEAUPARIANT GEOFFREY J BEAUPARIANT HEATHER M	N	N	Y
055-421-18	T 5N R 11W SEC 14 SEWARD MERIDIAN KN 0850122 WINRIDGE ESTATES SUB PART 1 LOT 6 BLK 11	342,200	1.36%	4,657.47	0.00	DUFFY MARLENE F	N	N	Y
055-421-19	T 5N R 11W SEC 14 SEWARD MERIDIAN KN 0850122 WINRIDGE ESTATES SUB PART 1 LOT 7 BLK 11	515,700	0.90%	4,657.47	0.00	WEBB SHARON M	N	N	Y
055-421-20	T 5N R 11W SEC 14 SEWARD MERIDIAN KN 0850122 WINRIDGE ESTATES SUB PART 1 LOT 8 BLK 11	543,300	0.86%	4,657.47	0.00	HEDBERG JAMES E & VERGINE G	N	N	
055-421-21	T 5N R 11W SEC 14 & 23 SEWARD MERIDIAN KN 0850122 WINRIDGE ESTATES SUB PART 1 LOT 1 BLOCK 7	264,800	1.76%	4,657.47	0.00	HALLMARK DOUGLAS K & PENNY A	N	N	Y
055-421-22	T 5N R 11W SEC 14 & 23 SEWARD MERIDIAN KN 0850122 WINRIDGE ESTATES SUB PART 1 LOT 2 BLOCK 7	314,400	1.48%	4,657.47	0.00	MILLER JAMES M & DEBORAH A	N	N	
055-421-23	T 5N R 11W SEC 14 SEWARD MERIDIAN KN 0850122 WINRIDGE ESTATES SUB PART 1 LOT 3 BLK 7	413,300	1.13%	4,657.47	0.00	KARPIK DAVID C	N	N	Y
055-421-24	T 5N R 11W SEC 14 SEWARD MERIDIAN KN 0850122 WINRIDGE ESTATES SUB PART 1 LOT 4 BLK 7	239,600	1.94%	4,657.47	0.00	FAULKNER GLEN E & AMANDA L	Y	N	Y
055-421-25	T 5N R 11W SEC 14 SEWARD MERIDIAN KN 0850122 WINRIDGE ESTATES SUB PART 1 LOT 5 BLK 7	215,000	2.17%	4,657.47	0.00	BLANNING MARK E & KENDA JO	N	N	Y

PARCEL ID	LEGAL	ASSESSED VALUE	COST/VALUE RATIO	MAXIMUM ASSESSMENT	REQUIRED PRE PAY	OWNER	2014 DELINQUENCY	OTHER SPECIAL/ASMTS	VOTE Y = YES
055-421-54	T 5N R 11W SEC 14 SEWARD MERIDIAN KN 0930088 EAGLE RIDGE ESTATES SUB PART 1 LOT 2	378,000	1.23%	4,657.47	0.00	FRANK LOWELL C FRANK ARMI P	N	N	Y
055-421-55	T 5N R 11W SEC 14 SEWARD MERIDIAN KN 0930088 EAGLE RIDGE ESTATES SUB PART 1 LOT 1	431,700	1.08%	4,657.47	0.00	UEI KATHERINE JANE UEI JEREMY	N	N	
055-421-56	T 5N R 11W SEC 14 SEWARD MERIDIAN KN 0940018 EAGLE RIDGE ESTATES PART 2 LOT 3A	533,500	0.87%	4,657.47	0.00	JULIEN JAMES J & SENN-JULIEN MARY A	N	N	Y
055-421-57	T 5N R 11W SEC 14 SEWARD MERIDIAN KN 0940018 EAGLE RIDGE ESTATES PART 2 LOT 4	154,400	3.02%	4,657.47	0.00	THIELE KIM E THIELE ANGELA L	N	N	Y
055-421-58	T 5N R 11W SEC 14 SEWARD MERIDIAN KN 0940018 EAGLE RIDGE ESTATES PART 2 LOT 5	411,500	1.13%	4,657.47	0.00	MARION SCOTT G MARION HEIDI A	N	N	
055-421-59	T 5N R 11W SEC 14 SEWARD MERIDIAN KN 0940018 EAGLE RIDGE ESTATES PART 2 LOT 6	360,700	1.29%	4,657.47	0.00	CATES CONNIE SUE	N	N	Y
055-421-60	T 5N R 11W SEC 14 SEWARD MERIDIAN KN 0940018 EAGLE RIDGE ESTATES PART 2 LOT 7	319,700	1.46%	4,657.47	0.00	WEIMER CHARLES L & LOREN K	N	N	Y
055-421-61	T 5N R 11W SEC 14 SEWARD MERIDIAN KN 0940018 EAGLE RIDGE ESTATES PART 2 LOT 8	472,000	0.99%	4,657.47	0.00	BEST TERRY D BEST JULIE A	N	N	Y
055-421-62	T 5N R 11W SEC 14 SEWARD MERIDIAN KN 0940018 EAGLE RIDGE ESTATES PART 2 LOT 9	303,200	1.54%	4,657.47	0.00	DEMELO ROCKNEY H & LISA D	N	N	Y
055-421-63	T 5N R 11W SEC 14 SEWARD MERIDIAN KN 0940018 EAGLE RIDGE ESTATES PART 2 LOT 10	28,800	16.17%	4,657.47	0.00	SUTTON BONNIE A SUTTON RICHARD O	N	N	
055-421-64	T 5N R 11W SEC 14 SEWARD MERIDIAN KN 0940018 EAGLE RIDGE ESTATES PART 2 LOT 11	226,300	2.06%	4,657.47	0.00	VAN SLYKE CHRISTOPHER L VAN SLYKE JANAE E	N	N	Y
055-421-65	T 5N R 11W SEC 14 SEWARD MERIDIAN KN 0940018 EAGLE RIDGE ESTATES PART 2 LOT 12	338,200	1.38%	4,657.47	0.00	FISCHER MATTHEW J FISCHER THOMAS M	N	N	
055-421-66	T 5N R 11W SEC 14 SEWARD MERIDIAN KN 0940018 EAGLE RIDGE ESTATES PART 2 LOT 13	338,200	1.38%	4,657.47	0.00	CUNNINGHAM SCOTT CUNNINGHAM DENA	N	N	Y
24	# PARCELS	8,414,200		111,779.28	0.00		1	0	17



Date: 7/29/2014

# WINRIDGE AVE / EAGLE RIDGE CT RIAD



- Unimproved Benefited Parcels
- Improved Benefited Parcels

The information depicted hereon is based on the information provided to us by the applicant and is based on the best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.





**MEMORANDUM**  
**KENAI PENINSULA BOROUGH**

144 N. Binkley Street  
Soldotna, Alaska 99669

Tel. (907) 262-4441  
Fax (907) 262-1892

**TO:** Sam McLane, Road Service Area Board Chairman  
Members, Kenai Peninsula Borough Road Service Area Board

**FROM:** Pat Malone, Roads Director   
Marie Payfer, Special Assessment Coordinator 

**DATE:** September 9, 2014

**SUBJECT:** Winridge Ave - Eagle Ridge Ct RIAD Engineer's Estimate Staff Report

Pursuant to KPB 14.31.050, the following staff report is provided to the road service area (RSA) board for its consideration in evaluating the application for petition and determining whether the engineer's estimates for the following road improvement assessment district (RIAD) project should be funded through the Engineer's Estimate Fund established under KPB 5.20.160. Application must be received by June 1 of each year for construction the following year, and petitions must be reviewed by August 1 of each year (KPB 14.31.050(C)). An application for the Winridge Ave – Eagle Ridge Ct RIAD was received after June 1, 2014; however, based on the specific circumstances of the 2014 capital improvement project (CIP) road upgrade, the sponsor is interested in requesting the assembly's consideration of an exception to the application deadline so that paving construction may occur in 2015 to avoid unnecessary deterioration of the recent road upgrades. Following is an analysis of the criteria the board must consider when it determines whether to appropriate money from the fund:

**SECTION 1. APPLICATION:**

**SPONSOR:** Loren Karp Weimer

**SUBJECT ROADS:** That portion of Winridge Avenue, east from the intersection of Winridge Avenue and River Hills Drive, and Eagle Ridge Court cul de sac. These roads are in the RSA West 7 Region Unit 1, and an application has been made for improving these roadways. These roads and approximate distances are that portion of Winridge Avenue, 958 feet, and Eagle Ridge Court, 775 feet. Total road length for the proposed project is 1,733 linear feet.

**SCOPE:** The application requests that the subject roads be improved and paved.

**EXHIBIT #5**

**SECTION 2. KPB 14.31.080 RESTRICTIONS ON FORMATION:**

Pursuant to KPB 14.31.050(A), staff must evaluate the feasibility of the project based on the proposed boundaries (see attached map) and the criteria set forth in KPB 14.31.080.

*A. Does the assessment to assessed value ratio exceed 21 percent for gravel improvements, or 25 percent for pavement?*

Because the proposed assessment cannot be determined without the engineer's estimate of project costs, this factor cannot be considered at this time. While 2 of the 24 benefited parcels are unimproved parcels for the 2014 tax roll, both of them appear to have sufficient value to support the allowable assessment lien of 25 percent of the value of the parcel. One is a 1.41 acre tract in private ownership, with 2014 assessed value of \$154,400. The other is a .92 acre tract, also in private ownership, with 2014 assessed value of \$28,800, and construction of improvements on this parcel was started during the 2014 construction season. While generally it is difficult to determine feasibility without the engineer's estimate of the project costs, the assessing department believes this project is feasible because of the preliminary substantial support for the project, the majority of the benefited parcels are of homogeneous size and use, and the proposed district involves internal subdivision roads facilitating the determination of benefited parcels and the method of assessment. In projects similar to this proposed project we have used equal allocation and assessed valuation allocation methods in setting assessments.

*B. Are the parcels bearing more than 10 percent of the estimated costs of the improvement delinquent in real property taxes?*

No. As of this date, zero parcels are delinquent for the prior year taxes, 2013.

*C. Do unimproved parcels represent more than 40 percent of the assessed value within the district?*

No. Unimproved parcels represent 2.18 percent of the assessed value in the proposed district.

**SECTION 3. KPB 14.31.050(D) RSA BOARD CRITERIA:**

The RSA board is required to consider the following factors in determining which projects should have engineer's estimate front-funded through KPB 14.31.050(A).

*A. Whether the roads are currently on the maintenance system.*

The roads within the proposed district are certified for KPB RSA maintenance.

**EXHIBIT #5**

B. *To what extent assessed values of properties support the proposed scope of work for each project.*

The values of the benefited parcels range from \$28,800 to \$543,300. There are two unimproved parcels within the proposed district; however their respective values seem sufficient to support the allowable assessment lien. Of the improved parcels, the assessed values range between \$215,000 and \$543,300; one unimproved parcel is valued at \$154,400; one unimproved parcel is valued at \$28,800 for 2014, however, construction for 2014 has begun on this parcel.

C. *The number of petitions for projects received that year.*

This is the only petition (application) for projects received this year, 2014.

D. *The funds available in the RIAD Engineer's Estimate Fund established under KPB 5.20.160.*

It is estimated that the RIAD application fee will cover the engineers estimate. The current balance in the RSA's Engineer's Estimate Fund is \$12,000.

E. *Whether an application for district formation has been previously filed and whether conditions have changed that make the project more feasible than in past application years.*

This project was subject to a previous application for district formation in 2001. The 2001 project included upgrade to road maintenance standards, in addition to paving. The project was placed in a non-active status as the estimated project cost exceeded property owners' project cost limit. In 2014, the proposed roadway was upgraded to paving standards through an RSA CIP; as such, the 2014 project cost will be expected to be within the property owners' project cost limit.

**ADDITIONAL COMMENTS:**

This RIAD is unique in the fact that a preliminary engineer's report was completed for a recent road improvement project (gravel) which brought the road surface to code for road maintenance. Once an as-built survey and design has been completed, the project will consist primarily of any necessary upgrade work in the intersection of Winridge Ave and River Hills Rd, and prepping the existing grade and placing D-1 and asphalt.

**RECOMMENDATION:**

Winridge Ave – Eagle Ridge Ct RIAD appears to be viable based on the substantial support for the project. Code requirements have been satisfied in regards to tax delinquency and unimproved parcel ratio. The assessed value of the unimproved parcels seems sufficient to support the maximum assessment lien the equivalent of which is 25 percent of a parcel's value. The roads are currently on the maintenance system and serve a number of borough residents. Therefore, it is recommended that the RSA board approve the application and match fund.

**EXHIBIT #5**

**WINRIDGE AVE / EAGLE RIDGE CT RIAD - PROFILE INFORMATION SHEET**

Res 2015-016

Estimated Cost:

Construction:	171,540.00
Construction Contingency, 7%:	12,008.00
<b>Estimated Construction Cost:</b>	<b>183,548.00</b>
Design & Engineering, 10% of \$171,540:	17,154.00
Project Contingency, 5% of \$183,548:	9,177.00
<b>Total Estimated Construction Cost:</b>	<b>209,879.00</b>
Filing Fee Adjustment:	0.00
RSA Cost:	6,000.00
KPB Admin Fee:	7,679.56
<b>Total Estimated Cost:</b>	<b>223,558.56</b>
Less Road Service Area Match 50%:	111,779.28
<b>Final Estimated Cost to Parcel Owners:</b>	<b>111,779.28</b>
Number of benefited parcels:	24
<b>Cost per parcel:</b>	<b>4,657.47</b>

**HEADING DEFINITIONS:**

Total Assessed Value: 2014 Assessments

Required pre-pay: 0

-Lien on each benefited parcel cannot exceed 25% of 2014 Assessed Value

Total Number of Parcels: 24

Parcels in Favor of Project: 17

Percent of Parcels in Favor of Ph: 70.83%

Tax Delinquent Parcels: 1

Percent of Parcels Delinquent: 4.17%

PARCEL ID	ASSESSED VALUE	MAXIMUM ASSESSMENT	REQUIRED PRE PAY	OWNER	ADDRESS	CITY STATE ZIP	2014 DELINQUENCY	OTHER SPECIAL ASSMTS	VOTE Y= YES
055-421-15	443,800	4,657.47	0.00	SENN JAMES & MURRAY KIM S	47410 WINRIDGE AVE	KENAI, AK 99611	N	N	Y
055-421-16	384,500	4,657.47	0.00	GALBRAITH MARK	47390 WINRIDGE AVE	KENAI, AK 99611	N	N	
055-421-17	441,400	4,657.47	0.00	BEAUPARIANT GEOFFREY J BEAUPARIANT HEATHER M	PO BOX 3295	SOLDOTNA AK 99669	N	N	Y
055-421-18	342,200	4,657.47	0.00	DUFFY MARLENE F.	47340 WINRIDGE AVE	KENAI, AK 99611	N	N	
055-421-19	515,700	4,657.47	0.00	WEBB SHARON M	PO BOX 2022	KENAI, AK 99611	N	N	Y
055-421-20	543,300	4,657.47	0.00	HEDBERG JAMES E & VERGINE G	PO BOX 1731	SOLDOTNA, AK 99669	N	N	Y
055-421-21	264,800	4,657.47	0.00	HALLMARK DOUGLAS K & PENNY A	47415 WINRIDGE AVE	KENAI, AK 99611	N	N	Y
055-421-22	314,400	4,657.47	0.00	MILLER JAMES M & DEBORAH A	13924 E RIVER BEND CIR	PALMER, AK 99645	N	N	Y
055-421-23	413,300	4,657.47	0.00	KARPIK DAVID C	47345 WINRIDGE AVE	KENAI, AK 99611	N	N	
055-421-24	262,900	4,657.47	0.00	FALKNER GLEN E & AMANDA L	PO BOX 4242	SOLDOTNA, AK 99669	Y	N	Y
055-421-25	215,000	4,657.47	0.00	BLANNING MARK E & KENDA JO	47285 WINRIDGE AVE	KENAI, AK 99611	N	N	Y



PARCEL ID	ASSESSED VALUE	MAXIMUM ASSESSMENT	REQUIRED PRE PAY	OWNER	ADDRESS	CITY STATE ZIP	2014 DELINQUENCY	OTHER SPECIAL ASSMITS	VOTE Y = YES
055-421-54	378,000	4,657.47	0.00	FRANK LOWELL C FRANK ARMI P	47288 EAGLE RIDGE CT KENAI, AK 99611	KENAI, AK 99611	N	N	
055-421-55	431,700	4,657.47	0.00	UEI KATHERINE JANE UEI JEREMY	PO BOX 3251 SOLDOTNA, AK 99669	SOLDOTNA, AK 99669	N	N	Y
055-421-56	533,500	4,657.47	0.00	JULIEN JAMES J & SENN-JULIEN MARY A	47280 EAGLE RIDGE CT KENAI, AK 99611	KENAI, AK 99611	N	N	Y
055-421-57	154,400	4,657.47	0.00	THIELE KIM E THIELE ANGELA L	105 TRADING BAY DR STE 105 KENAI, AK 99611	KENAI, AK 99611	N	N	Y
055-421-58	411,500	4,657.47	0.00	MARION SCOTT G MARION HEIDI A	47238 EAGLE RIDGE CT KENAI, AK 99611	KENAI, AK 99611	N	N	Y
055-421-59	360,700	4,657.47	0.00	CATES CONNIE SUE	47220 EAGLE RIDGE CT KENAI, AK 99611	KENAI, AK 99611	N	N	
055-421-60	319,700	4,657.47	0.00	WEIMER CHARLES L & LOREN K	PO BOX 48 SOLDOTNA, AK 99669	SOLDOTNA, AK 99669	N	N	Y
055-421-61	472,000	4,657.47	0.00	BEST TERRY D BEST JULIE A	47144 EAGLE RIDGE CT KENAI, AK 99611	KENAI, AK 99611	N	N	
055-421-62	303,200	4,657.47	0.00	DEMELLO ROCKNEY H & LISA D	PO BOX 4381 HOUSTON, TX 77210	HOUSTON, TX 77210	N	N	Y
055-421-63	28,800	4,657.47	0.00	SUTTON BONNIE A SUTTON RICHARD O	8200 CHERRY BLOSSOM DR WINDSOR CO 80550	WINDSOR CO 80550	N	N	Y
055-421-64	226,300	4,657.47	0.00	VAN SLYKE CHRISTOPHER L VAN SLYKE JANAE E	PO BOX 622 SOLDOTNA, AK 99669	SOLDOTNA, AK 99669	N	N	Y
055-421-65	338,200	4,657.47	0.00	FISCHER MATTHEW J FISCHER THOMAS M	37736 STONE HOLLOW DR SOLDOTNA, AK 99669	SOLDOTNA, AK 99669	N	N	
055-421-66	338,200	4,657.47	0.00	CUNNINGHAM SCOTT CUNNINGHAM DENA	37100 EDGEWOOD DR KENAI, AK 99611	KENAI, AK 99611	N	N	Y
24	8,437,500	111,779.28	0.00				1	0	17



## **KENAI PENINSULA BOROUGH**

144 North Binkley Street • Soldotna, Alaska 99669-7520

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**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:** April 6, 2015

**SUBJECT:** Winridge Ave-Eagle Ridge Ct. Road Improvement Assessment District ("RIAD")  
Financing

The Borough plans to provide the funds necessary to finance the Winridge Ave-Eagle Ridge Ct. RIAD 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 February 28, 2015, the borough has \$1,745,080 invested in special assessment districts. If approved, the \$111,779 projected for the Winridge Ave-Eagle Ridge Ct. RIAD will increase the total special assessment district investment to approximately \$1,987,723.

The owners of property located within the RIAD 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.

**EXHIBIT #7**

**Kenai Peninsula Borough**  
 Currently Proposed USAD/RIAD Projects  
 Updated 3/31/2015

	Current Proposal	Outstanding Proposals
<b>Max Allowed</b>	<b>5,000,000</b>	<b>5,000,000</b>
<b>Current Balance(100.10706) as of:</b>		
2/28/2015	1,745,080	1,745,080
<b>Projects Awaiting Approval:</b>		
Birch Park USAD(Submitted for Assembly Approval at 4/6/2015 Meeting)	130,864	130,864
Funny River EAST USAD		1,225,995
Diamond View Estates USAD		248,677
Toloff Road USAD		87,640
Winridge Ave-Eagle Ridge Ct. RIAD	111,779	111,779
 <b>Total</b>	 <u><u>1,987,723</u></u>	 <u><u>3,550,035</u></u>

**EXHIBIT #7**

Asphalt concrete pavement is used because it is flexible and holds up under the numerous freeze – thaw cycles encountered in this area. We recommend using 2 in. of ADOT Type II Class B for this project.

## 7.0 COST ESTIMATING

### 7.1 Construction Cost

Itemized construction costs are provided in standard ADOT format. Unit prices are based work done in south central Alaska during the 2014 construction season.

### 7.2 Cost Adjustments

This report includes a minimal inflation factor, as well as a recommended contingency factor. The inflation factor is applied to the individual unit prices. The contingency factor is applied to the total estimated cost, not individual unit prices.

## 8.0 ENGINEER'S ESTIMATED COST

Description	Cost
Subtotal: Estimated Construction Cost w/ 7% Contingency	\$183,550
Subtotal: Design, Inspection, & Project Administration, 10% of \$171,550	\$17,155
Subtotal: KPB Interdepartmental, 3% of \$171,550	\$5,147
<b>TOTAL ESTIMATED CONSTRUCTION COST</b>	<b>\$205,852</b>

Attach: Unit Cost Schedule  
RIAD Map  
Plan View of Overlay Section  
Typical Sections  
Soil Analysis

<b>Winridge Avenue and Eagle Ridge Court</b>	
<b>Project No. W7EAG</b>	<b>2014 RIAD PROGRAM</b>

**ENGINEER'S ESTIMATED CONSTRUCTION COST - 11/18/2014**

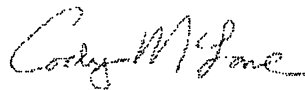
Pay Item No.	Pay Item Description	Pay Unit	Quantity	Unit Bid Price	Amount Bid
<b>BASIC BID</b>					
202(2)	Removal of Pavement	Square Yard	116	\$ 13.50	\$ 1,566.00
302(2)	Subgrade Modification, -0+50 to 1+00, 24' Wide, 9' Depth	Station	1.50	\$ 2,000.00	\$ 3,000.00
301(1)	Aggregate Base Course, Grading D-1	Ton	685	\$ 28.00	\$ 19,180.00
303(1)	Embankment Reconditioning, 1+00 to 17+52	Station	16.52	\$ 420.00	\$ 6,938.40
401(1)	Asphalt Concrete, Type II, Class B	Ton	653	\$ 127.00	\$ 82,931.00
615(1)	Standard Sign (25 MPH Speed Limit)	Square Foot	3.00	\$ 175.00	\$ 525.00
639(4)	Paved Approach Apron	Each	7	\$ 350.00	\$ 2,450.00
639(5)	Paved Driveway	Each	14	\$ 1,800.00	\$ 25,200.00
639(6)	Paved Public Approach	Each	2	\$ 2,250.00	\$ 4,500.00
640(1)	Mobilization And Demobilization	Lump Sum	All Required	(LUMP SUM)	\$ 10,000.00
643(2)	Traffic Maintenance	Lump Sum	All Required	(LUMP SUM)	\$ 4,000.00
650(1)	Miscellaneous Work	Contingent Sum	All Required	(CONTINGENT SUM)	\$ 8,000.00
670(1)	Painted Traffic Markings	Lump Sum	All Required	(LUMP SUM)	\$ 3,250.00
<b>SUBTOTAL w/o CONTINGENCY</b>				\$	<b>171,540.40</b>
<b>CONTINGENCY, 7%</b>				\$	<b>12,007.83</b>
<b>SUBTOTAL: ESTIMATED COST OF CONSTRUCTION</b>				\$	<b>183,548.23</b>

Conversion Factors:

Aggregate Base Course, Grading D-1  
Type II A.C. Pavement

142 lbs / cf  
152 lbs / cf

Prepared By:



Date: 26 November 2014

Cody R. McLane, P.E.  
**McLane Consulting, Inc.**  
[crmclane@mcLANEcg.com](mailto:crmclane@mcLANEcg.com)