



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: assemblyclerk@borough.kenai.ak.us

**JOHNI BLANKENSHIP, MMC
BOROUGH CLERK**

KENAI PENINSULA BOROUGH CERTIFICATION OF PETITION

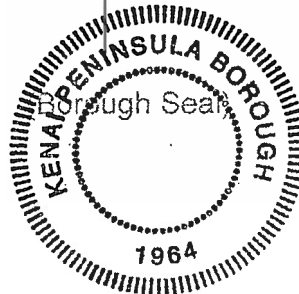
Diamond View Utility Special Assessment District

A petition for formation of the Diamond View Utility Special Assessment District (*approved by Assembly Resolution 2015-029*) was received in the Office of the Borough Clerk on July 23, 2015. I hereby certify the petition as sufficient. Signatures of property owners of 36 parcels (60% of 59 parcels) were required. Signatures of property owners of 39 parcels (66.10 %) were validated.

A Check in the amount of \$1,000.00 was received with the petition.

Dated this 24th day of July, 2015.

Johni Blankenship, MMC
Borough Clerk



cc: Boyd Walker, 40920 Solstice Drive, Homer, AK 99603 (*Petitioner*)
Marie Payfer, KPБ USAD Coordinator
KPБ Assembly President Bagley and Members of the Assembly
KPБ Mayor Mike Navarre

EXHIBIT #1

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

Total Assessed Value: 2015 Assessed Values (AV)
 Lien limit per parcel: Cannot exceed 50% of Assessed Value, per 5.35.070(C)
 Total Estimated Project Cost: 246,731.51

Less any required pre-payment: 0.00
 Total Estimated Assessments: \$246,731.51

Total number of parcels in district: 59
 Total number parcels in favor of project: 39
 Percentage of parcels in favor of project: 66.10% ≥ 60% - 5.35.107(C)(a)
 Percentage of parcels in favor assessed value: 74.06% ≥ 60% - 5.35.107(C)(b)
 Percentage of parcels in district delinquent: 0.00% < 10% - 5.35.070(D)

PARCEL ID	LEGAL	2015 ASSESSED VALUE	VALUE-TO-COST RATIO <50%	MAXIMUM ASSESSMENT	REQUIRED PREPAYMENT	OWNER	2014 TAX DEL	OTHER SPECIAL ASSMTS	VOTED IN FAVOR	ASSESSED VALUE IN FAVOR
173-310-30	T 6S R 14W SEC 9 SEWARD MERIDIAN HM 0810008 SKYLINE HEIGHTS ESTATES REPLAT LTS 25-40 LOT 30	31,400	13.32%	4,181.89	0.00	ALASKA GROWTH PROPERTIES LLC	NO	NO		0
173-310-31	T 6S R 14W SEC 9 SEWARD MERIDIAN HM 0810008 SKYLINE HEIGHTS ESTATES REPLAT LTS 25-40 LOT 31	28,700	14.57%	4,181.89	0.00	ALASKA GROWTH PROPERTIES LLC	NO	NO		0
173-310-32	T 6S R 14W SEC 9 SEWARD MERIDIAN HM 0810008 SKYLINE HEIGHTS ESTATES REPLAT LTS 25-40 LOT 32	33,200	12.60%	4,181.89	0.00	ALASKA GROWTH PROPERTIES LLC	NO	NO		0
173-310-57	T 6S R 14W SEC 9 SEWARD MERIDIAN HM 0850030 SMURFY ACRES SUB LOT 2	28,900	14.47%	4,181.89	0.00	GLANVILLE JOHN GLANVILLE LAURIE	NO	NO		0
173-310-58	T 6S R 14W SEC 9 SEWARD MERIDIAN HM 0850030 SMURFY ACRES SUB LOT 3	180,100	2.32%	4,181.89	0.00	HAWKINS BRYAN HAWKINS JENNIFER	NO	NO	YES	180,100
173-470-05	T 6S R 14W SEC 4 SEWARD MERIDIAN HM 0742239 BELNAP SUB UNIT 1 BLK 1 TRACT 5	409,100	1.02%	4,181.89	0.00	FANKHAUSER ANGELA D FANKHAUSER RANDALL D	NO	NO		0
173-470-06	T 6S R 14W SEC 4 SEWARD MERIDIAN HM 0742239 BELNAP SUB UNIT 1 BLK 1 TRACT 4	346,500	1.21%	4,181.89	0.00	CUNNINGHAM SAMANTHA ASHTON LIVING TRUST	NO	NO	YES	346,500

PARCEL ID	LEGAL	2015 ASSESSED VALUE	VALUE-TO-COST RATIO <50%	MAXIMUM ASSESSMENT	REQUIRED PREPAYMENT	OWNER	2014 TAX DEL	OTHER SPECIAL ASSMTS	VOTED IN FAVOR	ASSESSED VALUE IN FAVOR
173-470-07	T 6S R 14W SEC 4 SEWARD MERIDIAN HM 0742239 BELNAP SUB UNIT 1 BLK 1 TRACT 1	68,600	6.10%	4,181.89	0.00	CUNNINGHAM SAMANTHA ASHTON LIVING TRUST	NO	NO	YES	68,600
173-740-01	T 6S R 14W SEC 9 SEWARD MERIDIAN HM 0830115 DIAMOND VIEW ESTATES SUB UNIT 2 LOT 8	238,300	1.75%	4,181.89	0.00	HEATHER CARLOS HEATHER DERETA	NO	NO		0
173-740-02	T 6S R 14W SEC 9 SEWARD MERIDIAN HM 0830115 DIAMOND VIEW ESTATES SUB UNIT 2 LOT 9	218,200	1.92%	4,181.89	0.00	ROSE ANDREW P	NO	NO	YES	218,200
173-740-03	T 6S R 14W SEC 9 SEWARD MERIDIAN HM 0830115 DIAMOND VIEW ESTATES SUB UNIT 2 LOT 10	292,200	1.43%	4,181.89	0.00	JACKINSKY SARA L JONES KENNETH M SPRINGER EMILIE S	NO	NO		0
173-740-05	T 6S R 14W SEC 9 SEWARD MERIDIAN HM 0830115 DIAMOND VIEW ESTATES SUB UNIT 2 LOT 13	168,600	2.48%	4,181.89	0.00	CREAMER, KAYLA M OWEN, KENNETH SCOTT	NO	NO	YES	168,600
173-740-06	T 6S R 14W SEC 9 SEWARD MERIDIAN HM 0830115 DIAMOND VIEW ESTATES SUB UNIT 2 LOT 14	54,200	7.72%	4,181.89	0.00	WIBBENMEYER LYNN E DECLARATION OF TRUST WIBBENMEYER MERLIN J DECLARATION OF TRUST	NO	NO	YES	54,200
173-740-08	T 6S R 14W SEC 9 SEWARD MERIDIAN HM 0830115 DIAMOND VIEW ESTATES SUB UNIT 2 LOT 15	60,000	6.97%	4,181.89	0.00	REDMON KENTON F	NO	NO		0
173-740-09	T 6S R 14W SEC 9 SEWARD MERIDIAN HM 0830115 DIAMOND VIEW ESTATES SUB UNIT 2 LOT 16	250,300	1.67%	4,181.89	0.00	REDMON KENT	NO	NO		0
173-740-10	T 6S R 14W SEC 4 SEWARD MERIDIAN HM 0830115 DIAMOND VIEW ESTATES SUB UNIT 2 LOT 17	292,100	1.43%	4,181.89	0.00	WILLMANN RONALD D	NO	NO	YES	292,100
173-740-13	T 6S R 14W SEC 4 SEWARD MERIDIAN HM 0830115 DIAMOND VIEW ESTATES SUB UNIT 2 LOT 20	189,900	2.20%	4,181.89	0.00	WILSON ROY JAMES RATCLIFFE SUSANNE	NO	NO	YES	189,900

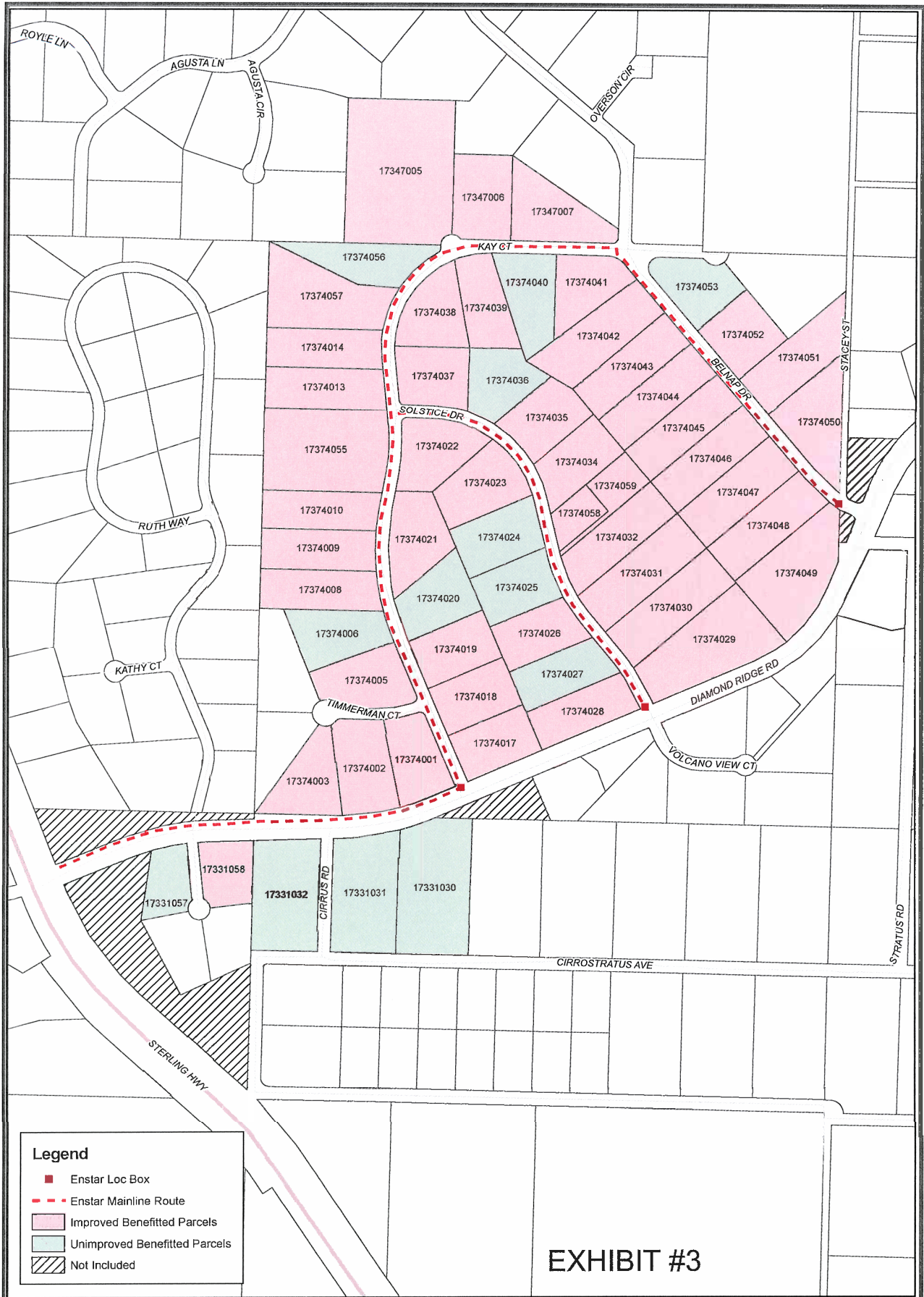
PARCEL ID	LEGAL	2015 ASSESSED VALUE	VALUE-TO-COST RATIO <50%	MAXIMUM ASSESSMENT	REQUIRED PREPAYMENT	OWNER	2014 TAX DEL	OTHER SPECIAL ASSMTS	VOTED IN FAVOR	ASSESSED VALUE IN FAVOR
173-740-14	T 6S R 14W SEC 4 SEWARD MERIDIAN HM 0830115 DIAMOND VIEW ESTATES SUB UNIT 2 LOT 21	289,400	1.45%	4,181.89	0.00	BROWNE STEWART W BROWNE ELAINE	NO	NO	YES	289,400
173-740-17	T 6S R 14W SEC 9 SEWARD MERIDIAN HM 0830115 DIAMOND VIEW ESTATES SUB UNIT 2 LOT 24	306,700	1.36%	4,181.89	0.00	PELKEY LIVING TRUST	NO	NO	YES	306,700
173-740-18	T 6S R 14W SEC 9 SEWARD MERIDIAN HM 0830115 DIAMOND VIEW ESTATES SUB UNIT 2 LOT 25	245,800	1.70%	4,181.89	0.00	TRACY MICHAEL S	NO	NO		0
173-740-19	T 6S R 14W SEC 9 SEWARD MERIDIAN HM 0830115 DIAMOND VIEW ESTATES SUB UNIT 2 LOT 26	509,300	0.82%	4,181.89	0.00	KUKLIS KIMBERLY A KUKLIS JOHN F	NO	NO	YES	509,300
173-740-20	T 6S R 14W SEC 9 SEWARD MERIDIAN HM 0830115 DIAMOND VIEW ESTATES SUB UNIT 2 LOT 27	53,900	7.76%	4,181.89	0.00	PIETSCH TIA PIETSCH JOEL	NO	NO	YES	53,900
173-740-21	T 6S R 14W SEC 4 & 9 SEWARD MERIDIAN HM 0830115 DIAMOND VIEW ESTATES SUB UNIT 2 LOT 28	261,700	1.60%	4,181.89	0.00	GEAGEL MICHELLE GEAGEL MIKE GEAGEL CONNIE GEAGEL MIKIE	NO	NO	YES	261,700
173-740-22	T 6S R 14W SEC 4 SEWARD MERIDIAN HM 0830115 DIAMOND VIEW ESTATES SUB UNIT 2 LOT 29	382,500	1.09%	4,181.89	0.00	ROOKER GARY A ROOKER SHARLENE	NO	NO	YES	382,500
173-740-23	T 6S R 14W SEC 4 SEWARD MERIDIAN HM 0830115 DIAMOND VIEW ESTATES SUB UNIT 2 LOT 30	204,100	2.05%	4,181.89	0.00	BACHRACH DAVID	NO	NO		0
173-740-24	T 6S R 14W SEC 4 & 9 SEWARD MERIDIAN HM 0830115 DIAMOND VIEW ESTATES SUB UNIT 2 LOT 31	55,100	7.59%	4,181.89	0.00	HUFFORD GARY L HUFFORD JOAN M	NO	NO	YES	55,100
173-740-25	T 6S R 14W SEC 9 SEWARD MERIDIAN HM 0830115 DIAMOND VIEW ESTATES SUB UNIT 2 LOT 32	53,000	7.89%	4,181.89	0.00	PURSELL RAOUL	NO	NO	YES	53,000

PARCEL ID	LEGAL	2015 ASSESSED VALUE	VALUE-TO-COST RATIO <50%	MAXIMUM ASSESSMENT	REQUIRED PREPAYMENT	OWNER	2014 TAX DEL	OTHER SPECIAL ASSMTS	VOTED IN FAVOR	ASSESSED VALUE IN FAVOR
173-740-26	T 6S R 14W SEC 9 SEWARD MERIDIAN HM 0830115 DIAMOND VIEW ESTATES SUB UNIT 2 LOT 33	183,700	2.28%	4,181.89	0.00	NEESE MICHAEL W SPENCER HEIDI M	NO	NO	YES	183,700
173-740-27	T 6S R 14W SEC 9 SEWARD MERIDIAN HM 0830115 DIAMOND VIEW ESTATES SUB UNIT 2 LOT 34	53,200	7.86%	4,181.89	0.00	MASON DEBORAH L MASON DONALD D	NO	NO		0
173-740-28	T 6S R 14W SEC 9 SEWARD MERIDIAN HM 0830115 DIAMOND VIEW ESTATES SUB UNIT 2 LOT 35	197,500	2.12%	4,181.89	0.00	GORDON AMY	NO	NO	YES	197,500
173-740-29	T 6S R 14W SEC 9 SEWARD MERIDIAN HM 0830115 DIAMOND VIEW ESTATES SUB UNIT 2 LOT 36	574,100	0.73%	4,181.89	0.00	DWYER SHARAN JEANNINE DWYER JOSEPH DENNIS	NO	NO	YES	574,100
173-740-30	T 6S R 14W SEC 9 SEWARD MERIDIAN HM 0830115 DIAMOND VIEW ESTATES SUB UNIT 2 LOT 37	295,400	1.42%	4,181.89	0.00	MEANS ROBERT S	NO	NO	YES	295,400
173-740-31	T 6S R 14W SEC 4 & 9 SEWARD MERIDIAN HM 0830115 DIAMOND VIEW ESTATES SUB UNIT 2 LOT 38	240,600	1.74%	4,181.89	0.00	CHASE TIMOTHY	NO	NO		0
173-740-32	T 6S R 14W SEC 4 & 9 SEWARD MERIDIAN HM 0830115 DIAMOND VIEW ESTATES SUB UNIT 2 LOT 39	284,000	1.47%	4,181.89	0.00	LIEBERS LYNN M LIEBERS WARREN L	NO	NO	YES	284,000
173-740-34	T 6S R 14W SEC 4 SEWARD MERIDIAN HM 0830115 DIAMOND VIEW ESTATES SUB UNIT 2 LOT 41	254,900	1.64%	4,181.89	0.00	PRATT PAT PRATT LARRY	NO	NO		0
173-740-35	T 6S R 14W SEC 4 SEWARD MERIDIAN HM 0830115 DIAMOND VIEW ESTATES SUB UNIT 2 LOT 42	378,400	1.11%	4,181.89	0.00	WALKER REVOCABLE TRUST	NO	NO	YES	378,400
173-740-36	T 6S R 14W SEC 4 SEWARD MERIDIAN HM 0830115 DIAMOND VIEW ESTATES SUB UNIT 2 LOT 43	53,100	7.88%	4,181.89	0.00	DAVIS CATHY L DAVIS J MARK	NO	NO	YES	53,100

PARCEL ID	LEGAL	2015 ASSESSED VALUE	VALUE-TO-COST RATIO <50%	MAXIMUM ASSESSMENT	REQUIRED PREPAYMENT	OWNER	2014 TAX DEL	OTHER SPECIAL ASSMTS	VOTED IN FAVOR	ASSESSED VALUE IN FAVOR
173-740-37	T 6S R 14W SEC 4 SEWARD MERIDIAN HM 0830115 DIAMOND VIEW ESTATES SUB UNIT 2 LOT 44	316,100	1.32%	4,181.89	0.00	DAVIS MARK J DAVIS CATHY L	NO	NO	YES	316,100
173-740-38	T 6S R 14W SEC 4 SEWARD MERIDIAN HM 0830115 DIAMOND VIEW ESTATES SUB UNIT 2 LOT 45	232,400	1.80%	4,181.89	0.00	GRICE TUREA ANDERSON DENNIS	NO	NO		0
173-740-39	T 6S R 14W SEC 4 SEWARD MERIDIAN HM 0830115 DIAMOND VIEW ESTATES SUB UNIT 2 LOT 46	328,800	1.27%	4,181.89	0.00	FRALEY JOSHUA N	NO	NO	YES	328,800
173-740-40	T 6S R 14W SEC 4 SEWARD MERIDIAN HM 0830115 DIAMOND VIEW ESTATES SUB UNIT 2 LOT 47	55,300	7.56%	4,181.89	0.00	HAMERSMA HERBERT P & JANIS L LIVING TRUST	NO	NO		0
173-740-41	T 6S R 14W SEC 4 SEWARD MERIDIAN HM 0830115 DIAMOND VIEW ESTATES SUB UNIT 2 LOT 48	253,300	1.65%	4,181.89	0.00	HALSTEAD MICHAEL E HALSTEAD GRACE E A	NO	NO	YES	253,300
173-740-42	T 6S R 14W SEC 4 SEWARD MERIDIAN HM 0830115 DIAMOND VIEW ESTATES SUB UNIT 2 LOT 49	282,700	1.48%	4,181.89	0.00	BEGICH ROBERT N MODLA KELLY D	NO	NO	YES	282,700
173-740-43	T 6S R 14W SEC 4 SEWARD MERIDIAN HM 0830115 DIAMOND VIEW ESTATES SUB UNIT 2 LOT 50	378,900	1.10%	4,181.89	0.00	NOLLAR BRIAN DAVID NOLLAR JANE LOUISE	NO	NO	YES	378,900
173-740-44	T 6S R 14W SEC 4 SEWARD MERIDIAN HM 0830115 DIAMOND VIEW ESTATES SUB UNIT 2 LOT 51	264,100	1.58%	4,181.89	0.00	JACKSON SCOTT R JACKSON BARBARA A	NO	NO		0
173-740-45	T 6S R 14W SEC 4 SEWARD MERIDIAN HM 0830115 DIAMOND VIEW ESTATES SUB UNIT 2 LOT 52	271,500	1.54%	4,181.89	0.00	ROSENCRANS RANDAL G ROSENCRANS MICHELLE S	NO	NO	YES	271,500
173-740-46	T 6S R 14W SEC 4 SEWARD MERIDIAN HM 0830115 DIAMOND VIEW ESTATES SUB UNIT 2 LOT 53	274,800	1.52%	4,181.89	0.00	BEEKER DARRELL K BEEKER LYNNE E	NO	NO	YES	274,800

PARCEL ID	LEGAL	2015 ASSESSED VALUE	VALUE-TO-COST RATIO <50%	MAXIMUM ASSESSMENT	REQUIRED PREPAYMENT	OWNER	2014 TAX DEL	OTHER SPECIAL ASSMTS	VOTED IN FAVOR	ASSESSED VALUE IN FAVOR
173-740-47	T 6S R 14W SEC 4 & 9 SEWARD MERIDIAN HM 0830115 DIAMOND VIEW ESTATES SUB UNIT 2 LOT 54	232,000	1.80%	4,181.89	0.00	ABELDGAARD MARION S	NO	NO		0
173-740-48	T 6S R 14W SEC 4 & 9 SEWARD MERIDIAN HM 0830115 DIAMOND VIEW ESTATES SUB UNIT 2 LOT 55	300,800	1.39%	4,181.89	0.00	MORGAN MORGIEL J MORGAN LINDA B	NO	NO	YES	300,800
173-740-49	T 6S R 14W SEC 4 & 9 SEWARD MERIDIAN HM 0830115 DIAMOND VIEW ESTATES SUB UNIT 2 LOT 56	314,500	1.33%	4,181.89	0.00	BROCKHOFF TIMOTHY A	NO	NO	YES	314,500
173-740-50	T 6S R 14W SEC 4 SEWARD MERIDIAN HM 0830115 DIAMOND VIEW ESTATES SUB UNIT 2 LOT 57	206,500	2.03%	4,181.89	0.00	GANN JILL M	NO	NO	YES	206,500
173-740-51	T 6S R 14W SEC 4 SEWARD MERIDIAN HM 0830115 DIAMOND VIEW ESTATES SUB UNIT 2 LOT 58	61,500	6.80%	4,181.89	0.00	JONES CHAD	NO	NO	YES	61,500
173-740-52	T 6S R 14W SEC 4 SEWARD MERIDIAN HM 0830115 DIAMOND VIEW ESTATES SUB UNIT 2 LOT 59	218,800	1.91%	4,181.89	0.00	EASTHAM MICHEL W	NO	NO	YES	218,800
173-740-53	T 6S R 14W SEC 4 SEWARD MERIDIAN HM 0830115 DIAMOND VIEW ESTATES SUB UNIT 2 LOT 60	52,800	7.92%	4,181.89	0.00	ISABELLE GARY R	NO	NO		0
173-740-55	T 6S R 14W SEC 4 SEWARD MERIDIAN HM 2004096 DIAMOND VIEW ESTATES SHELTON REPLAT LOT 18-A	160,100	2.61%	4,181.89	0.00	SHELTON WILLIAM RUSSELL LIVING TRUST	NO	NO		0
173-740-56	T 6S R 14W SEC 4 SEWARD MERIDIAN HM 2007125 DIAMOND VIEW ESTATES NO 5 LOT 23-A	54,500	7.67%	4,181.89	0.00	OSGOOD FAMILY TRUST	NO	NO	YES	54,500
173-740-57	T 6S R 14W SEC 4 SEWARD MERIDIAN HM 2007125 DIAMOND VIEW ESTATES NO 5 LOT 22-A	393,100	1.06%	4,181.89	0.00	SCHNEIDER MARY J SCHNEIDER KARL B	NO	NO	YES	393,100

PARCEL ID	LEGAL	2015 ASSESSED VALUE	VALUE-TO-COST RATIO <50%	MAXIMUM ASSESSMENT	REQUIRED PREPAYMENT	OWNER	2014 TAX DEL	OTHER SPECIAL ASSMTS	VOTED IN FAVOR	ASSESSED VALUE IN FAVOR
173-740-58	T 6S R 14W SEC 4 AND 9 SEWARD MERIDIAN HM 2010004 DIAMOND VIEW ESTATES NO. 6 LOT 40-A	318,700	1.31%	4,181.89	0.00	HOUGH GREGORY HUNTER	NO	NO	YES	318,700
173-740-59	T 6S R 14W SEC 4 AND 9 SEWARD MERIDIAN HM 2010004 DIAMOND VIEW ESTATES NO. 6 LOT 40-B	244,800	1.71%	4,181.89	0.00	WHITE DAN WHITE GEORGIANA WHITE ALLEN	NO	NO	YES	244,800
<u>59</u>	<u># Parcels</u>	<u>\$12,982,700</u>		<u>\$246,731.51</u>	<u>\$0.00</u>		<u>0</u>	<u>0</u>	<u>39</u>	<u>\$9,615,300</u>



Legend

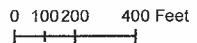
- Enstar Loc Box
- - - Enstar Mainline Route
- Improved Benefitted Parcels
- Unimproved Benefitted Parcels
- ▨ Not Included

EXHIBIT #3



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



Date: 5/19/2015

UTILITY SPECIAL ASSESSMENT DISTRICT INFORMATION SHEET

DIAMOND VIEW ESTATES USAD

This petition proposes a utility special assessment district (USAD) be formed for the purpose of providing natural gas to the area of Diamond Ridge, including that portion of Diamond Ridge Road, Kay Court, Solstice Drive, and that portion of Belnap Drive. A map showing the parcels to be assessed is attached.

The project proposes to lay approximately 9,090 feet of 2-inch gas line. The proposed method of cost allocation is by equal assessment to each of the 59 benefited parcels. The total estimated project cost is \$246,731.51 which includes Enstar's 2015 construction cost of \$236,602.00 (installation cost of \$205,070.00 and additional cost of \$31,532.00 for non-standard construction cost items for extensive brushing, two bores, and a Storm Water Pollution Preventive Plan (SWPPP)), plus the Kenai Peninsula Borough administrative cost of \$10,129.51. The allocated cost per parcel is estimated at \$4,181.89. The final assessment will be determined after the project is completed.

This estimated assessment will only cover the cost to install the extension of the utility's main line of services, KPB 5.35.020. Property owners will need to contact the utility company for any additional costs associated with the service connection from the utility's main line to their private structures or facilities on the benefited parcels. Private hookups or service connections costs are NOT included in the assessment.

This cost will be assessed in the form of a lien on the benefited parcel, KPB 5.35.150(A). 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 during any assessment year will be cause for foreclosure proceedings. Interest will be added to any assessments not paid within 30 days of the assessment statement. The rate of interest will be equal to the prime rate at the date of assessment plus 2%.

The legal description of parcels within the proposed district as of the date of the assembly's approval of the petition application, on June 2, 2015, established the parcels for assessment. No further subdivision, reversion of acreage, or lot line adjustment will be recognized for USAD assessment purposes.

This petition proposes to assess all of the benefited parcels. In order to qualify, the petition must have the signatures of (a) owners of record of at least 60% of the total number of parcels subject to assessment within the proposed district, and (b) the owners of at least 60% in value of the property to be benefited, KPB 5.35.107(C). Approval of the project is signified by properly signing the petition signature page. Failure to secure enough signatures to meet these thresholds will cause the petition to fail.

All signatures must be dated and the petition must be filed with the assessing department within 45 days of the date on which the assessing department distributes the petition to the sponsor, KPB 5.35.107(B). For lots with joint ownership, each owner of record must sign and date the petition. If

the joint owner is deceased, a copy of the death certificate must be provided. If the owner is a trust, copies of articles of the trust must be included verifying signature authority. If the owner is a corporation or other business entity, the borough will only accept the signature(s) of those with the authority to bind the business entity. If signatures are signed with Power of Attorney, notarized verification must be provided verifying signature authority. Signature by Proxy will not be accepted. Please see the 2nd page of the Petition Signature Page for additional information.

A signature on a petition may be withdrawn only by written notice from the signer submitted to the assessing department prior to the final filing of the petition signatures by the sponsor. A withdrawal is effective only if notice of the withdrawal is submitted before the completed petition is filed, KPB 5.35.107(E). Note that this restriction does not preclude the property owner(s) from filing an objection to the necessity of formation of the district as provided in KPB 5.35.110(D).

A non-refundable filing fee in the amount listed in the most current KPB Schedule of Rates, Charges and Fees must be paid at the time the sponsor submits this petition to the assessing department. This filing fee is for the whole project, not a per parcel fee.

This petition consists of:

- (1) Petition Signature Page;
- (2) this Petition Information Sheet;
- (3) a map of the geographic area encompassing the benefited parcels;
- (4) ENSTAR's commitment letter to construct the gas main line, dated April 2, 2015;
- (5) an estimated assessment roll spreadsheet which includes:
 - (a) the total estimated cost of the improvement and total number of parcels included in the district;
 - (b) details on each respective parcel including the name of the record owner(s), tax parcel number, legal description, assessed valuation, estimated amount to be assessed, and other special assessments liens;
 - (c) parcels which exceed the 50% lien limit on the fair market value of the property, and parcels which violate the percentage restrictions for tax delinquency of 10% of the total estimated costs of the improvement; and
- (6) a memo from the Finance Director stating method of financing, interest rate to be paid and setting forth the number and frequency of payments.

Only the Petition Signature Page needs to be returned to the petition sponsor(s). Signatures may be original or electronic (via email or fax, for example).

Submit signed petitions to:

Boyd Walker, *Petition Sponsor*
Mail: 40920 Solstice Drive
Homer, AK 99603
Phone: 907-299-3973
Email: alaskanglstar@gmail.com

Questions regarding this petition:

Marie Payfer, *Special Assessment Coordinator*
(907) 714-2230, Or
1-800-478-4441 within the Borough
mpayfer@kpb.us



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.

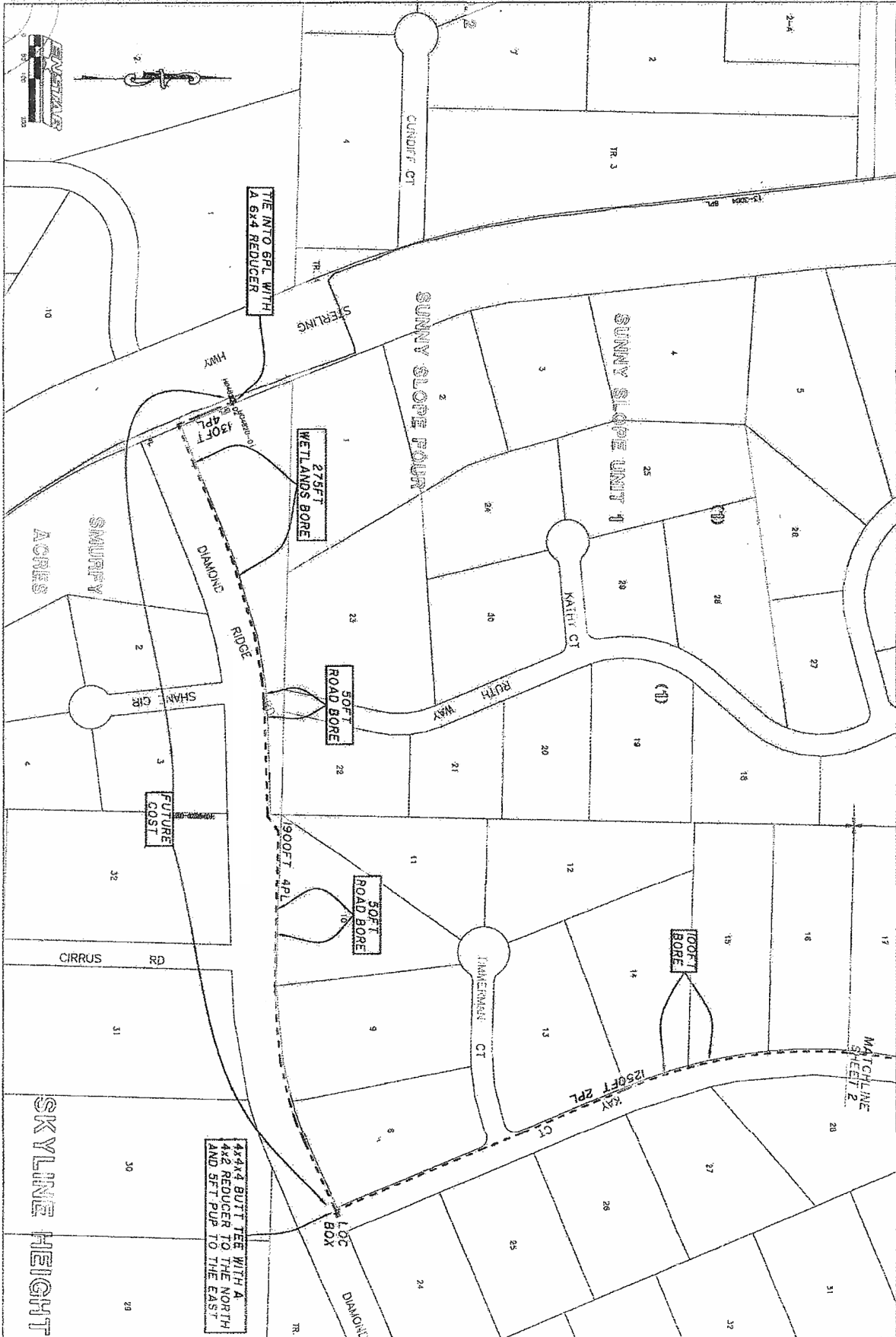
Respectfully,

Charlie Pierce
Southern Division Manager

EXHIBIT #5 (page 1 of 4)

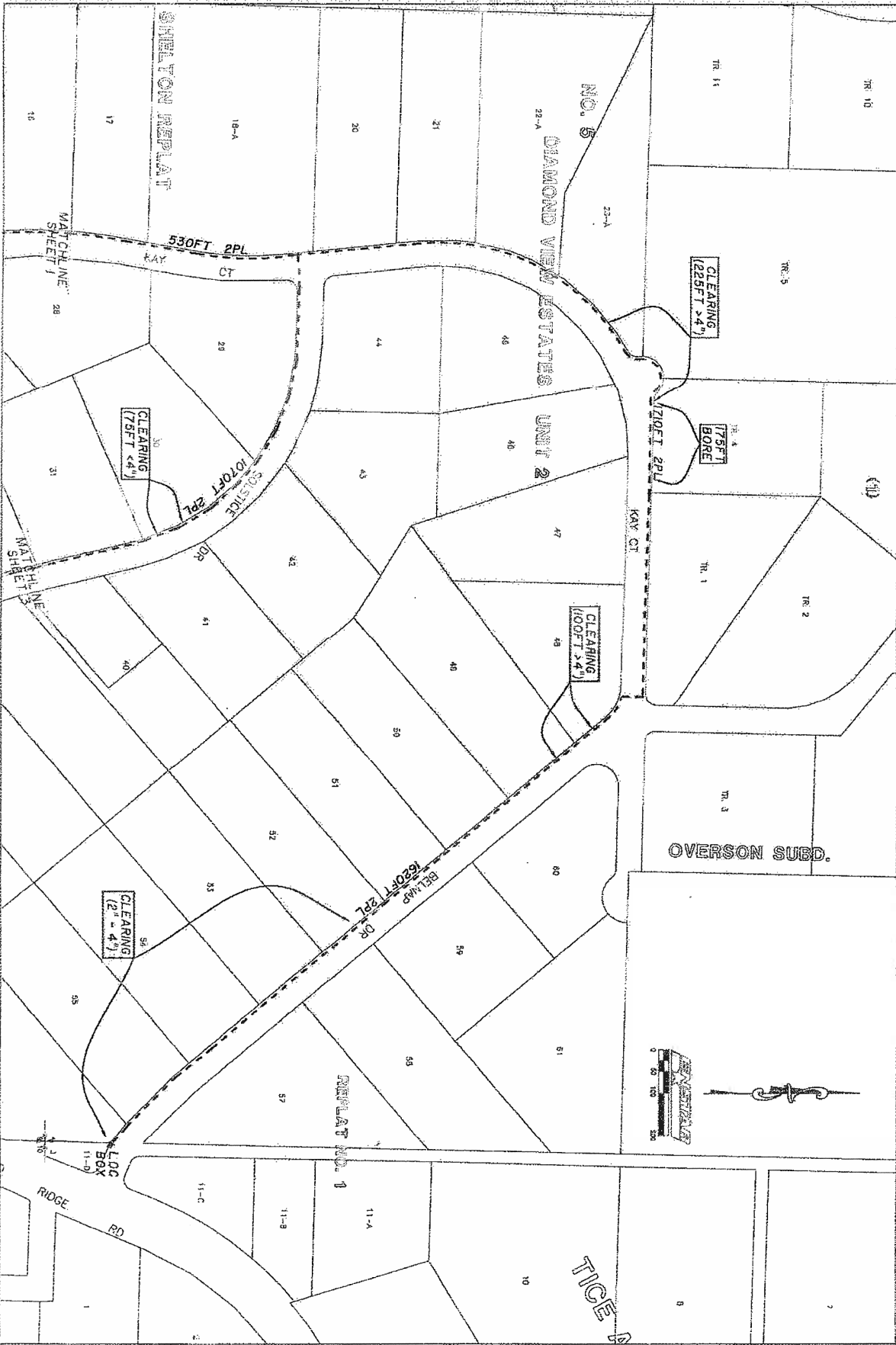
Anchorage: 907-277-5551 • Kenai Peninsula Office: 907-262-9334 • Mat-Su Office: 907-376-7979

All Our Energy Goes Into Our Customers



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

PER#	6865RI	REVISIONS	DATE
PROP#	H04620-21	JK	4/20/14
GRID			
DATE	9/11/14	DRAWN JK	CHKD NJB



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

ER#	PROJ# 6865R1	REVISIONS	DATE
	GRID H04721-22	JK	4/20/75
	DATE 9/11/14	DRAWN JK	GRID NB

EXHIBIT #5 (page 3 of 4)



SEE WITH A
R TO THE NORTH
P TO THE EAST



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

ER#	
PROP# 6865R1	REVISIONS
GRID H04821	JK 470276
DATE 9/11/14	DATE
	DRAWN JK CHKD NB



KENAI PENINSULA BOROUGH

144 North Binkley Street • Soldotna, Alaska 99669-7520

Toil-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.

EXHIBIT #6 (pg 1 of 2)

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>