

Introduced by: Mayor  
Date: 01/05/16  
Hearing: 01/19/16  
Action: Enacted  
Vote: 8 Yes, 0 No, 1 Absent

**KENAI PENINSULA BOROUGH  
ORDINANCE 2016-02**

**AN ORDINANCE OF ASSESSMENT CONFIRMING THE ASSESSMENT ROLL  
FOR THE WINRIDGE AVENUE - EAGLE RIDGE COURT ROAD IMPROVEMENT  
ASSESSMENT DISTRICT**

- WHEREAS,** the assembly, by Resolution 2015-016 established the Winridge Avenue - Eagle Ridge Court Road Improvement Assessment District (the "District") and authorized the construction of the improvements; and
- WHEREAS,** the assembly, by Ordinance 2014-19-52, appropriated \$223,558.56 for the Winridge Avenue - Eagle Ridge Court Road Improvement Assessment District; and
- WHEREAS,** the total costs of constructing the improvements, including all allowable amounts as provided in KPB 14.31.110 and AS 29.46.110 ("Costs"), are now known; and
- WHEREAS,** the District special assessment roll has been prepared and the total costs of the improvement less the Kenai Peninsula Borough Road Service Area 50 percent match is allocated among the benefited parcels based on an equal amount to each parcel; 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 January 19, 2016 where objections would be heard; and
- WHEREAS,** the assembly, on January 19, 2016, 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,** 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 ASSEMBLY OF THE KENAI PENINSULA BOROUGH:**

**SECTION 1. Classification.** That this ordinance shall be a non-code ordinance.

**SECTION 2. Confirmation of Roll.** That the assessment roll for Winridge Avenue - Eagle Ridge Court Road Improvement Assessment District, attached as Exhibit A to this ordinance, as presented to the assembly on January 19, 2016 in the total amount of \$206,397.60 less the Road Service Area 50 percent match of \$103,198.80, for a net assessed amount of \$103,198.80 to all benefited parcels of the District is confirmed.

**SECTION 3. Notice of Assessment.** That within 15 days after the adoption 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 Kenai District Recorder a notice of assessment on all parcels assessed within the road improvement assessment district.

**SECTION 4. Payment of Assessment.** That the entire assessment may be prepaid without interest or penalty within 30 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 5.50% 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 30 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 30 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. Termination of Assessment.** Upon the discharge of indebtedness to the Borough, the Finance Director shall release special assessment liens associated to the District.

**SECTION 7. 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 8. 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.

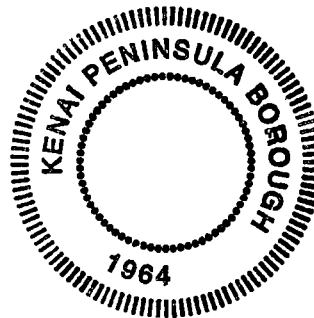
**SECTION 9. Effective Date.** That this ordinance shall take effect immediately upon enactment.

**ENACTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH THIS 19TH DAY OF JANUARY, 2016.**

  
Blaine Gilman, Assembly President

ATTEST:

  
Johni Blankenship, MMC, Borough Clerk



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

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

## Ordinance of Assessment

Final Cost:	Estimated Cost	Actual Cost
Construction:	171,540.00	174,437.91
Construction Contingency:	12,008.00	0.00
Construction Cost:	183,548.00	174,437.91
Design & Engineering:	17,154.00	17,006.00
Project Contingency:	9,177.00	0.00
<b>Total Construction Cost:</b>	<b>209,879.00</b>	<b>191,443.91</b>
Filing Fee Adjustment:	0.00	0.00
RSA Cost:	6,000.00	7,274.54
KPB Admin Fee:	7,679.56	7,679.15
<b>Total Final Cost:</b>	<b>223,558.56</b>	<b>206,397.60</b>
Less Road Service Area Match 50%:	111,779.28	103,198.80
<b>Final Cost to Parcel Owners:</b>	<b>111,779.28</b>	<b>103,198.80</b>
Number of benefitted parcels:	24	24
Cost per parcel:	4,657.47	4,299.95

PARCEL ID	LEGAL	2014 ASSESSED VALUE	TOTAL ASSESSMENT	REQUIRED PRE PAY	OWNER	ADDRESS	CITY STATE ZIP
055-421-15	T 5N R 11W SEC 14 SEWARD MERIDIAN KN 0850122 WINRIDGE ESTATES SUB PART 1 LOT 3 BLK 11	443,800	4,299.95	0.00	SENN JAMES MURRAY KIM S	47410 WINRIDGE AVE	KENAI, AK 99611
055-421-16	T 5N R 11W SEC 14 SEWARD MERIDIAN KN 0850122 WINRIDGE ESTATES SUB PART 1 LOT 4 BLK 11	384,500	4,299.95	0.00	GALBRAITH MARK	47390 WINRIDGE AVE	KENAI, AK 99611
055-421-17	T 5N R 11W SEC 14 SEWARD MERIDIAN KN 0850122 WINRIDGE ESTATES SUB PART 1 LOT 5 BLK 11	441,400	4,299.95	0.00	BEAUPARIANT GEOFFREY J BEAUPARIANT HEATHER M	PO BOX 3295	SOLDOTNA AK 99669
055-421-18	T 5N R 11W SEC 14 SEWARD MERIDIAN KN 0850122 WINRIDGE ESTATES SUB PART 1 LOT 6 BLK 11	342,200	4,299.95	0.00	DUFFY MARLENE F	138 BARANOF AVE	FAIRBANKS AK 99701
055-421-19	T 5N R 11W SEC 14 SEWARD MERIDIAN KN 0850122 WINRIDGE ESTATES SUB PART 1 LOT 7 BLK 11	515,700	4,299.95	0.00	WEBB SHARON M	PO BOX 2022	KENAI, AK 99611
055-421-20	T 5N R 11W SEC 14 SEWARD MERIDIAN KN 0850122 WINRIDGE ESTATES SUB PART 1 LOT 8 BLK 11	543,300	4,299.95	0.00	HEDBERG JAMES E HEDBERG VERGINE G	PO BOX 1731	SOLDOTNA, AK 99669
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	4,299.95	0.00	HALLMARK DOUGLAS K HALLMARK PENNY A	47415 WINRIDGE AVE	KENAI, AK 99611
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	4,299.95	0.00	MILLER JAMES M MILLER DEBORAH A	13924 E RIVER BEND CIR	PALMER, AK 99645
055-421-23	T 5N R 11W SEC 14 SEWARD MERIDIAN KN 0850122 WINRIDGE ESTATES SUB PART 1 LOT 3 BLK 7	413,300	4,299.95	0.00	KARPIK DAVID C	47345 WINRIDGE AVE	KENAI, AK 99611
055-421-24	T 5N R 11W SEC 14 SEWARD MERIDIAN KN 0850122 WINRIDGE ESTATES SUB PART 1 LOT 4 BLK 7	239,600	4,299.95	0.00	FAULKNER GLEN E FAULKNER AMANDA L	PO BOX 4242	SOLDOTNA, AK 99669

PARCEL ID	LEGAL	2014 ASSESSED VALUE	TOTAL ASSESSMENT	REQUIRED PRE PAY	OWNER	ADDRESS	CITY STATE ZIP
055-421-25	T 5N R 11W SEC 14 SEWARD MERIDIAN KN 0850122 WINRIDGE ESTATES SUB PART 1 LOT 5 BLK 7	215,000	4,299.95	0.00	BLANNING MARK E BLANNING KENDA JO	47285 WINRIDGE AVE	KENAI, AK 99611
055-421-54	T 5N R 11W SEC 14 SEWARD MERIDIAN KN 0930088 EAGLE RIDGE ESTATES SUB PART 1 LOT 2	378,000	4,299.95	0.00	FRANK LOWELL C FRANK ARMI P	47288 EAGLE RIDGE CT	KENAI, AK 99611
055-421-55	T 5N R 11W SEC 14 SEWARD MERIDIAN KN 0930088 EAGLE RIDGE ESTATES SUB PART 1 LOT 1	431,700	4,299.95	0.00	UEI KATHERINE JANE UEI JEREMY	47290 WINRIDGE AVE	KENAI, AK 99611
055-421-56	T 5N R 11W SEC 14 SEWARD MERIDIAN KN 0940018 EAGLE RIDGE ESTATES PART 2 LOT 3A	533,500	4,299.95	0.00	JULIEN JAMES J SENN-JULIEN MARY A	47280 EAGLE RIDGE CT	KENAI, AK 99611
055-421-57	T 5N R 11W SEC 14 SEWARD MERIDIAN KN 0940018 EAGLE RIDGE ESTATES PART 2 LOT 4	154,400	4,299.95	0.00	THIELE KIM E THIELE ANGELA L	105 TRADING BAY DR STE 105	KENAI, AK 99611
055-421-58	T 5N R 11W SEC 14 SEWARD MERIDIAN KN 0940018 EAGLE RIDGE ESTATES PART 2 LOT 5	411,500	4,299.95	0.00	MARION SCOTT G MARION HEIDI A	47238 EAGLE RIDGE CT	KENAI, AK 99611
055-421-59	T 5N R 11W SEC 14 SEWARD MERIDIAN KN 0940018 EAGLE RIDGE ESTATES PART 2 LOT 6	360,700	4,299.95	0.00	CATES CONNIE SUE	47220 EAGLE RIDGE CT	KENAI, AK 99611
055-421-60	T 5N R 11W SEC 14 SEWARD MERIDIAN KN 0940018 EAGLE RIDGE ESTATES PART 2 LOT 7	319,700	4,299.95	0.00	WEIMER CHARLES L WEIMER LOREN K	PO BOX 48	SOLDOTNA, AK 99669
055-421-61	T 5N R 11W SEC 14 SEWARD MERIDIAN KN 0940018 EAGLE RIDGE ESTATES PART 2 LOT 8	472,000	4,299.95	0.00	BEST TERRY D BEST JULIE A	47144 EAGLE RIDGE CT	KENAI, AK 99611
055-421-62	T 5N R 11W SEC 14 SEWARD MERIDIAN KN 0940018 EAGLE RIDGE ESTATES PART 2 LOT 9	303,200	4,299.95	0.00	DEMELLO ROCKNEY H DEMELLO LISA D	PO BOX 4381	HOUSTON, TX 77210
055-421-63	T 5N R 11W SEC 14 SEWARD MERIDIAN KN 0940018 EAGLE RIDGE ESTATES PART 2 LOT 10	28,800	4,299.95	0.00	SUTTON BONNIE A SUTTON RICHARD O	8200 CHERRY BLOSSOM DR	WINDSOR CO 80550
055-421-64	T 5N R 11W SEC 14 SEWARD MERIDIAN KN 0940018 EAGLE RIDGE ESTATES PART 2 LOT 11	226,300	4,299.95	0.00	VAN SLYKE CHRISTOPHER L VAN SLYKE JANAE E	PO BOX 622	SOLDOTNA, AK 99669
055-421-65	T 5N R 11W SEC 14 SEWARD MERIDIAN KN 0940018 EAGLE RIDGE ESTATES PART 2 LOT 12	338,200	4,299.95	0.00	FISCHER MATTHEW J FISCHER THOMAS M	37736 STONE HOLLOW DR	SOLDOTNA, AK 99669
055-421-66	T 5N R 11W SEC 14 SEWARD MERIDIAN KN 0940018 EAGLE RIDGE ESTATES PART 2 LOT 13	338,200	4,299.95	0.00	CUNNINGHAM SCOTT CUNNINGHAM DENA	37100 EDGEWOOD DR	KENAI, AK 99611
24	# PARCELS	8,414,200	103,198.80	0.00			